

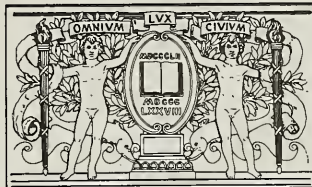
BOSTON PUBLIC LIBRARY



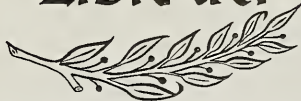
3 9999 06316 985 6

BRA

2784



BOSTON  
PUBLIC  
LIBRARY





BRA  
410  
X

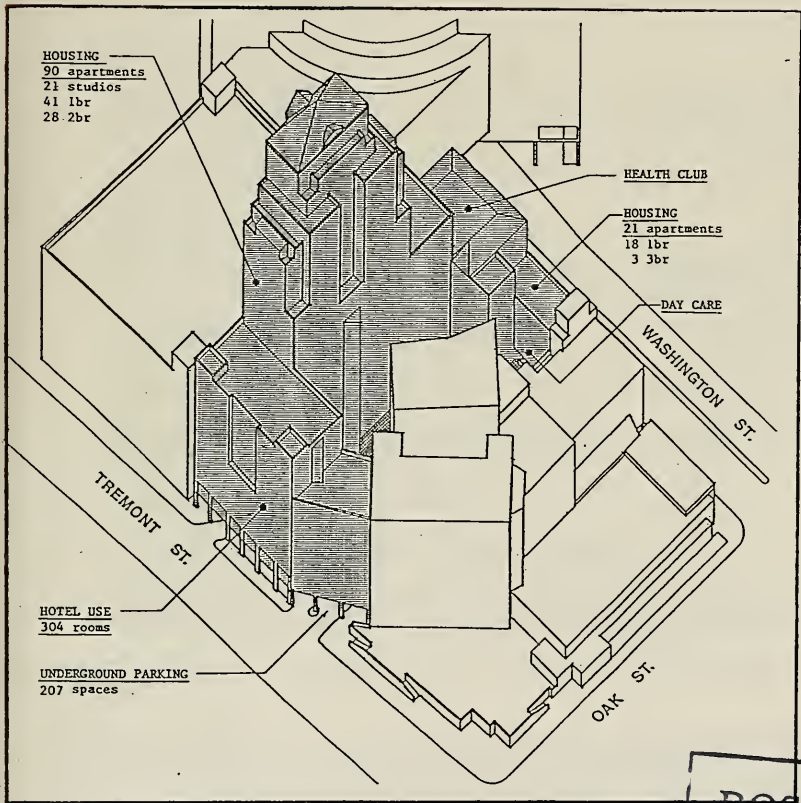
PROJECT NOTIFICATION FORM

BRA  
2784

Apr 97-627

MIXED-USE DEVELOPMENT  
Midtown Cultural District  
Boston, Massachusetts

BOSTON CENTENNIAL PARTNERS Inc.  
Developers

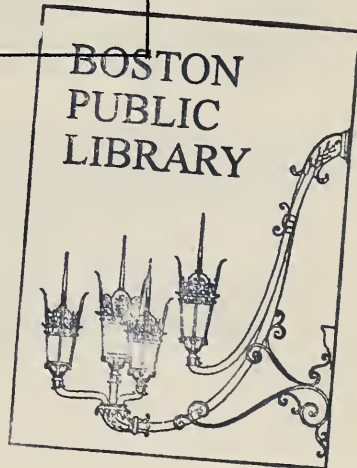


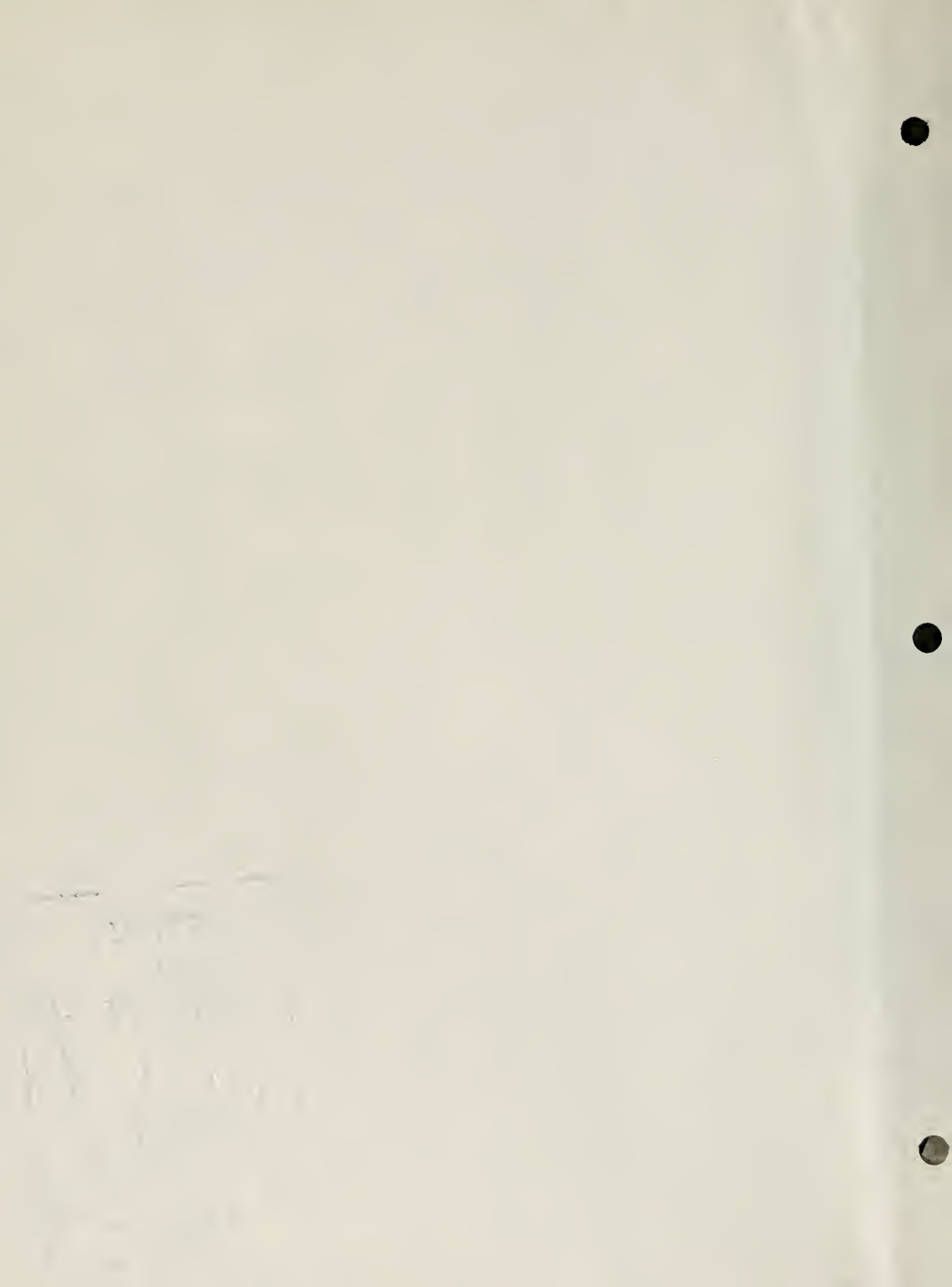
SUBMITTED TO  
The Boston Redevelopment Authority  
Boston, Massachusetts

SUBMITTED BY  
Boston Centennial Partners Inc.  
Boston, Massachusetts

PREPARED BY  
Chia-Ming Sze Architect Inc.  
Boston, Massachusetts

APRIL 1989





BOSTON REDEVELOPMENT AUTHORITY

MIDTOWN CULTURAL DISTRICT  
PROJECT NOTIFICATION FORM

---

I SUMMARY

A. Project Identification

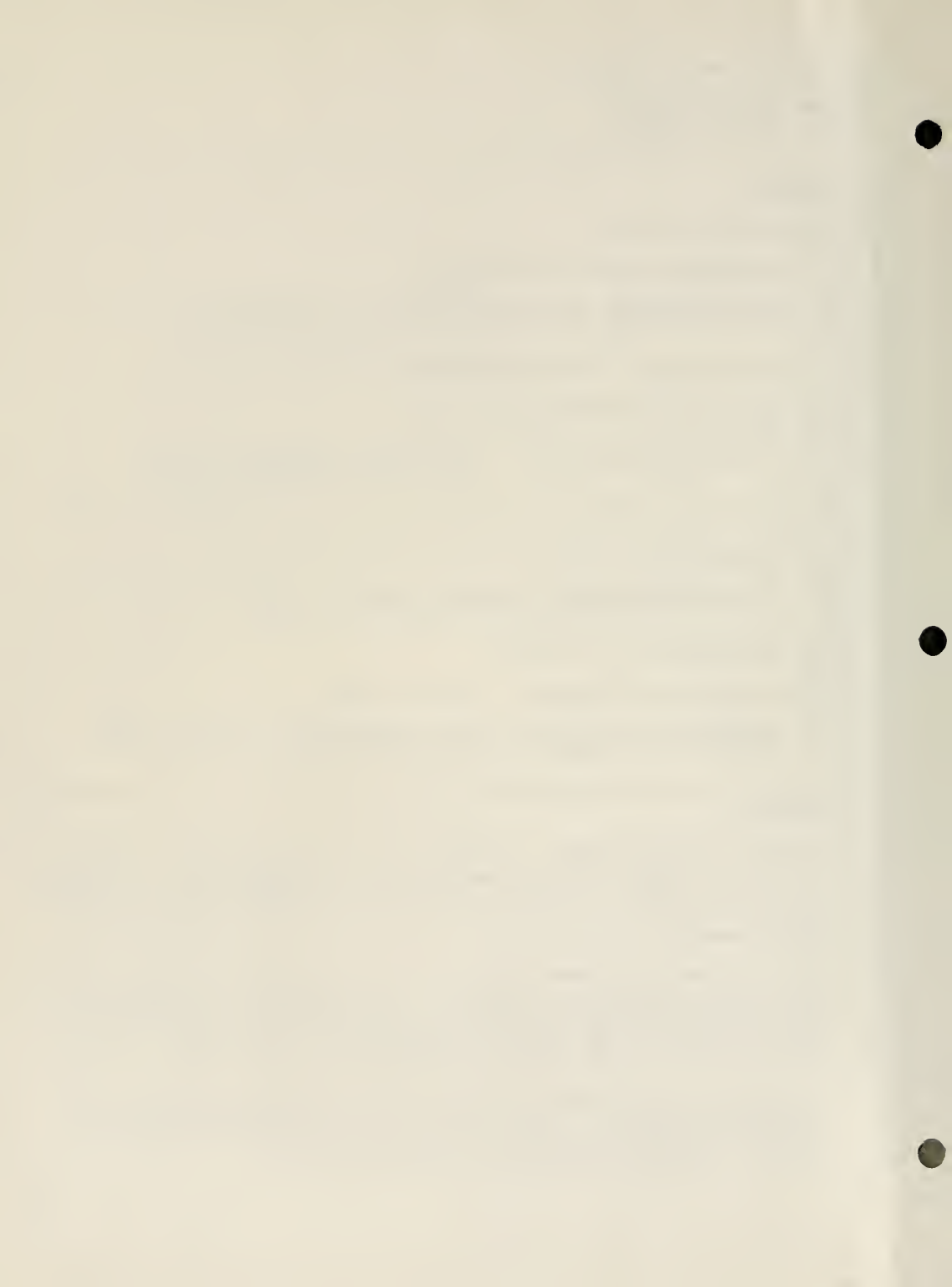
1. Project Name: Mixed Use Development
2. Address/Location: Parcel C-12, South Cove. Washington Street and Tremont Street next to the Don Bosco School and TNEMC garage.
3. Property Owner: Salesian Society and the City of Boston BRA.
4. Developer: Boston Centennial Partners
5. Developer's Representative: Andrew Oldman, Broadway Landmarks, Inc.  
339 Broadway, Cambridge, MA 02139
6. Architect: Chia-Ming Sze Architect Inc. 326 A Street/Boston, MA 02210
7. Legal Counsel: Rackemann Sawyer & Brewster, Boston, MA
8. Estimated Commencement and Completion Dates: Construction is expected to start in March 1990 and be completed by June 1992.
9. Approximate Cost: \$70,000,000
10. Status of Project Design: Schematic Design
11. Applicability of Article 31, Boston Zoning Code: This project falls under the requirements of development review under Article 31.

B. Narrative Project Description (Describe the site and the design and development programs)

Centennial Boston Partners is proposing a 511,265 gsf development consisting of a 304 room hotel, 90 units of market rate condominium housing, an additional 21 units of moderate rate housing, retail spaces, a health club, and a daycare center. Below grade parking for 207 cars will be provided in an underground parking garage.

The development site, parcel C-12, is located in the South Cove area of Boston within the Mid Town Cultural District. It is a mid-block site fronting on both Tremont and Washington Streets, near the intersection of Oak Street and directly adjacent to the Tufts New England Medical Center, theatre district and close to Bay Village, Chinatown, Park Square and the South End.

A new station of the reconstructed Orange Line subway is virtually on site, allowing convenient use of mass transit. An ample parking garage abuts the site providing sufficient off street parking for the various building functions to supplement the proposed new underground parking.

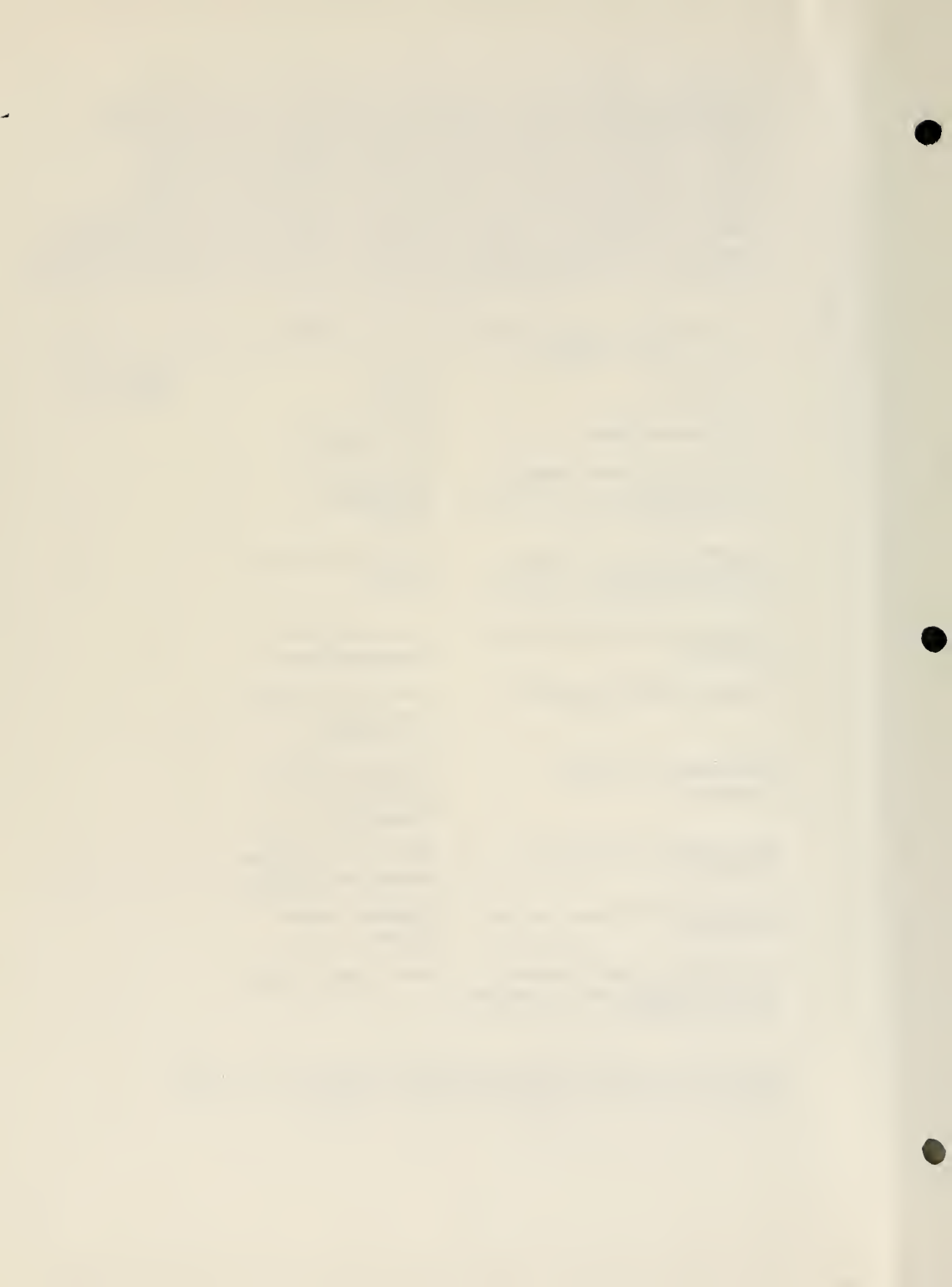


The project consists of a 12 story to 9 story midrise building continuing the street wall along Tremont Street, a 6 story building fronting Washington Street, and a tower rising 26 stories at the center of the site. An interior courtyard separates the project from the Don Bosco School. A three level underground parking structure forms the base of the project. Service to the complex will be off Washington Street with parking garage access from both Tremont and Washington Streets. Retail at street level along Washington Street will add activity for pedestrians. An arcade fronts the building along Tremont Street providing a covered drop off for the hotel and apartments.

- C. List Federal or State agencies from which permits or other actions have been or will be sought:

| <u>Agency Name</u>  | <u>Permit</u>  | <u>Date Filed/<br/>File No.</u> |
|---|--|---------------------------------|
| Massachusetts EOEA  | MEPA Approval  |                                 |
| Department of Environmental<br>Quality Engineering - Division<br>of Air Quality Control     | Fossil Fuel<br>Utilization<br>Permit                 |                                 |
| Department of Environmental<br>Quality Engineering - Division<br>of Water Pollution Control | Sewer Connection<br>Permit                           |                                 |
| Massachusetts Water Resources<br>Authority  | Industrial User<br>Discharge Permit                  |                                 |
| Federal Aviation Authority  | Notice of Proposed<br>Construction or<br>Alteration  |                                 |
| Massachusetts Historic<br>Commission  | Determination of<br>Effect to Historic<br>Properties |                                 |
| Massachusetts Aeronautics<br>Commission   | Review of Building<br>Height and Lighting            |                                 |
| Boston Air Pollution Control<br>Commission  | Parking Freeze<br>Permit                             |                                 |
| Department of Environmental<br>Quality Engineering - Division<br>of Water Supply            | Water Supply Permit                                  |                                 |

Note: Each permit listed above will be filed unless further analysis shows that such permit is not required.





D. List any zoning relief required for this project (including any zoning variance, exception, conditional use permit, interim planning permit, zoning map or text change, or Development Impact Agreement):

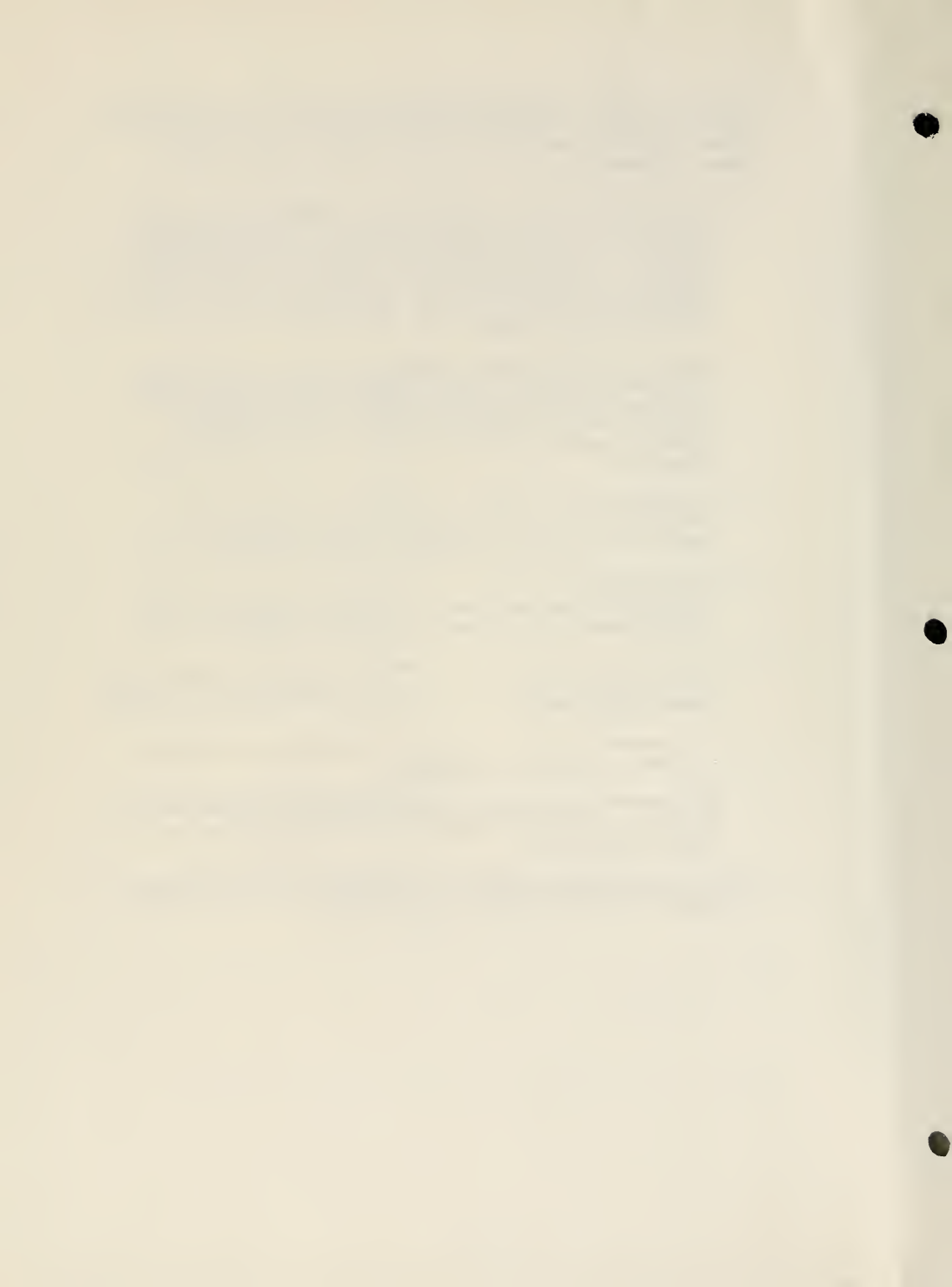
1. The proposed project is expected to substantially comply with the new zoning regulations for the Midtown Cultural District now being formulated by the Boston Redevelopment Authority. These regulations are expected to constitute a new zoning amendment that will supersede the current zoning regulations under Article 27D, the Downtown IPOD, for this area of Downtown Boston.

Should the Downtown IPOD regulations remain in effect for the Midtown Cultural District during the project's review period specified under Article 31 of the Zoning Code, variances would be required for FAR, height, parapet setback, loading docks, open space, and side and rear yard dimensions.

2. A conditional use permit for parking is expected to be required for the proposed project under either the current Downtown IPOD or the underlying zoning regulations.
3. If new permanent zoning is not adopted for the area during the project's review period, the project would require an interim planning permit under the Downtown IPOD.
4. The proposed project will be subject to review by the Boston Civic Design Commission as specified under Article 28 of the Boston Zoning Code.
5. The proposed project is expected to be subject to review by the Boston Landmarks Commission.
6. The proposed project will require Development Impact Project approval as specified under Articles 26A and 26B of the Boston Zoning Code.

E. List any governmental agencies or programs from which financial assistance for this project is being sought:

NA



II PROJECT DESCRIPTION

- A. Attach map showing location of project; survey if available; site plan and architectural rendering if available.

See attachments consisting of site plan, building plans, elevations, section and axiometric view.

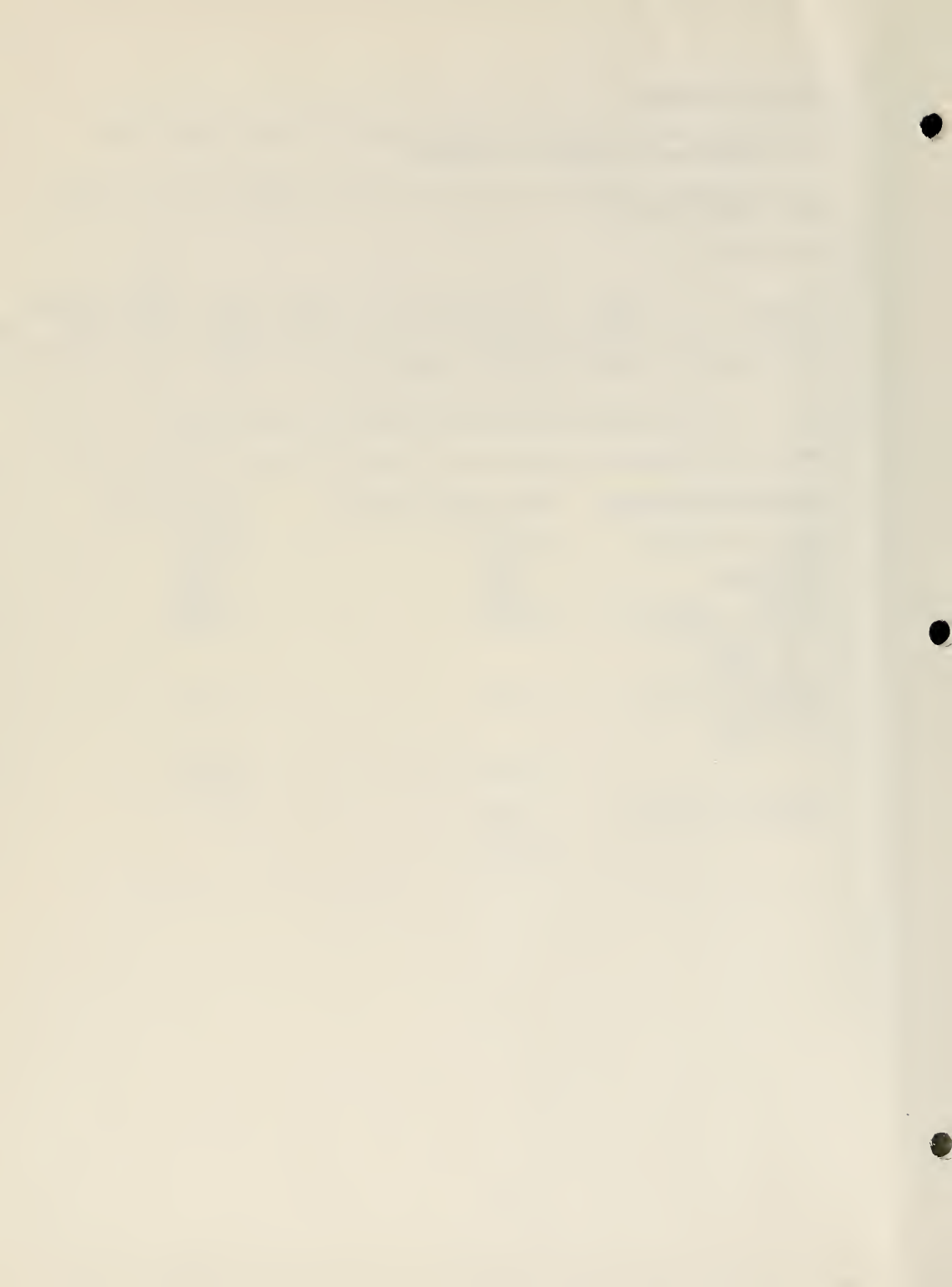
- B. Dimensions

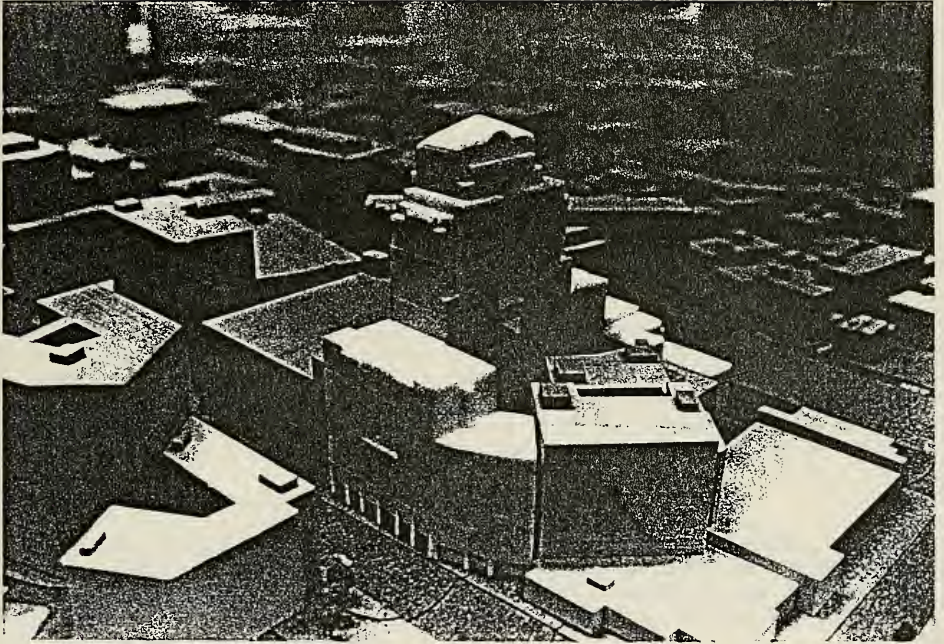
| PROPOSED      | Ht.<br>Feet | Fls | Site<br>Area | Rear<br>Yard | Side<br>Yard | Ldng<br>Bays | Parkng<br>Spaces | Approx.        |                | FA |
|---------------|-------------|-----|--------------|--------------|--------------|--------------|------------------|----------------|----------------|----|
|               |             |     |              |              |              |              |                  | Fl Area<br>GSF | Useable<br>NSF |    |
| Total Project | 250         | 26  | 40,970       | varies       | varies       | 2            | 207              | 511,260        | 325,037        | 9  |

- C. Uses - List the Current and Proposed Uses and the Square Footage for each use.

Current Use of site is a parking lot and service area for Don Bosco School.

| <u>Proposed Building Uses</u> | <u>Gross Square Footage</u> | <u>Net Zoning SF</u> |
|-------------------------------|-----------------------------|----------------------|
| Hotel - 304 rooms             | 232,168                     | 185,734              |
| Daycare                       | 9,192                       | 7,870                |
| Health Club                   | 14,560                      | 11,648               |
| Retail                        | 14,560                      | 10,300               |
| Housing - high rise           | 103,596                     | 87,309               |
| 21 - studios                  |                             |                      |
| 41 - 1br                      |                             |                      |
| 28 - 2br                      |                             |                      |
| Housing - low rise            | 27,576                      | 22,176               |
| 18 - 1br                      |                             |                      |
| 3 - 3br                       |                             |                      |
|                               | 401,652                     | 325,037              |
| Parking - 207 spaces          | 109,608                     | NA                   |
|                               | 511,260                     |                      |





View of proposed building from  
TREMONT STREET



### III ASSESSMENT OF DEVELOPMENT REVIEW COMPONENTS

(Note anticipated direct and indirect environmental impacts if any, for each review component. If significant adverse impact is considered likely to result, please explain. Positive impact may also be noted.)

#### A. Transportation Components

##### 1. Traffic Management

Slight increase in downtown travel volumes will have no adverse effect on intersection capacities or pedestrian circulation. Site is next to the TNEMC Orange line stop on the MBTA. A Transportation Access Plan to be provided later by the Developer will quantify the effects of the project, and mitigative measures will be proposed and implemented.

##### 2. Parking Management

207 new parking spaces will be provided in an underground 3 level parking garage. The project will remove approximately 80 existing temporary surface parking spaces. Provision in the new garage will be made to provide 20 spaces for Don Bosco staff. The site is next to the TNEMC parking garage which will have available public spaces as well. Parking management will be based on a program which provides for the mixed uses of the site.

##### 3. Construction Management

Measures will be utilized to minimize effects on the surrounding area from truck movements, deliveries, and construction employee parking. The Project Coordinator has been authorized to work with the BRA and the Boston Transportation Department to review this project and determine further methods, if needed.

#### B. Environmental Protection Component

##### 1. Wind

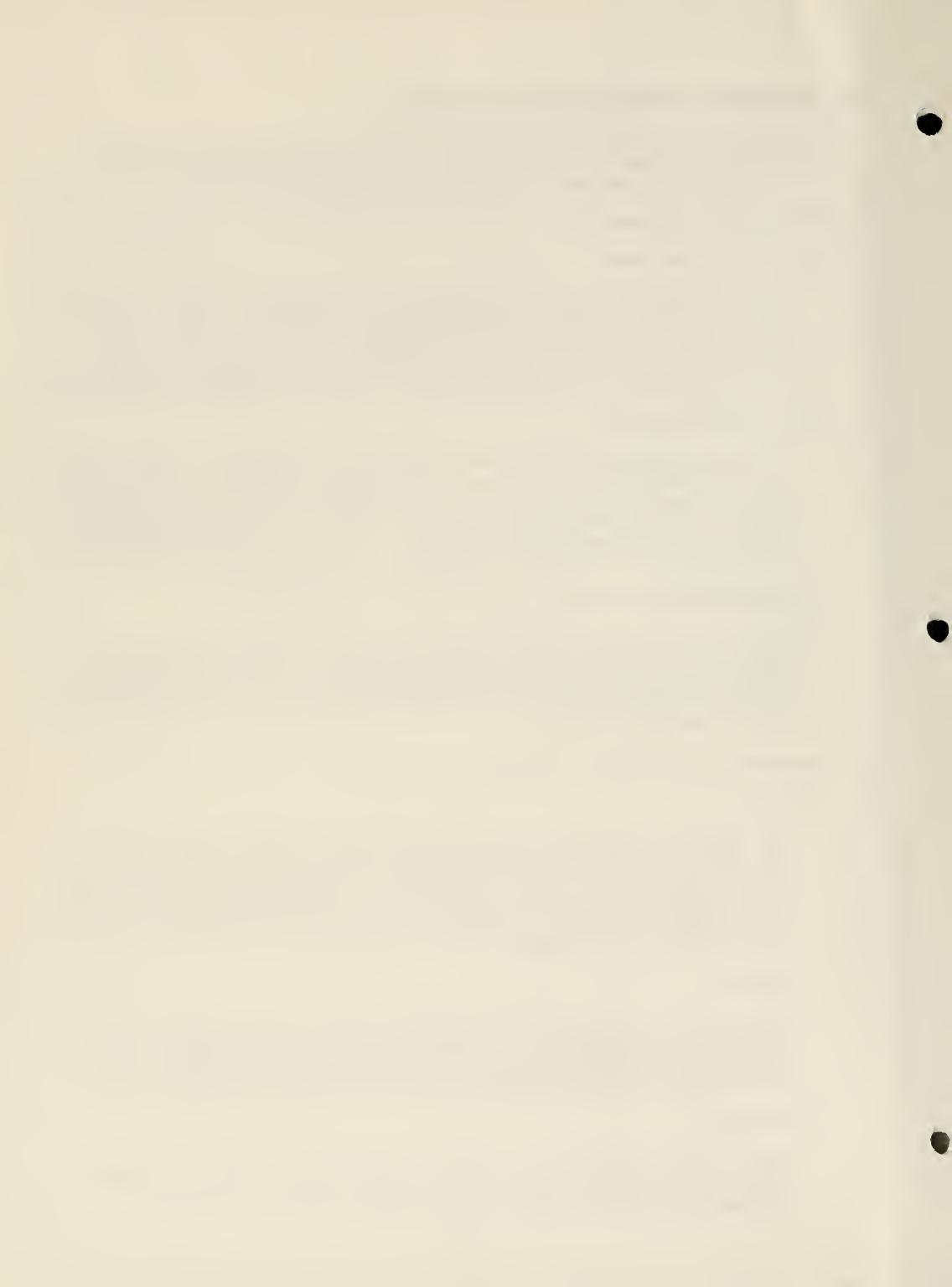
The project's highest element, the tower portion, will be located in the middle of the site away from any of the surrounding streets (Tremont, Oak, and Washington). The proposed lower building elements along Washington and Tremont Streets are designed to continue the existing street wall heights of adjacent buildings. No significant influence on the winds for those streets is expected.

##### 2. Shadow

The sun/shadow impact on the neighboring streets and property will be successfully mitigated by the placement of the tower at the center of the site. No new shadow patterns should extend beyond bordering streets and adjacent facades of buildings on these respective streets.

##### 3. Daylight

By placing the tower at the center of the site, the project's daylight impact has been significantly reduced. The building orientation is intended to maximize light, air and views.





4. Solar Glare

Construction of the lower buildings on Tremont and Washington Streets will be masonry facades with inserted windows with negligible solar glare effects. Because the tower is set within the center of the site, it will have negligible solar glare effect on its neighbors.

5. Air Quality

Short-term air quality impacts from fugitive dust may occur during construction. Methods such as wetting down and chutes will be used to minimize impacts. There are no long term-air quality related impacts. Ambient levels for traffic related emissions will not be significantly increased.

6. Water Quality

The project site is predominantly a paved parking area which drains into the City storm water system. Development of the site is not expected to result in increased water runoff.

7. Flood Hazard Zones/Wetlands

The project area is not located in a flood hazard zone or wetland.

8. Groundwater

Preliminary geotechnical information indicates a depth of ground water to be approximately 25 to 30 feet below grade. Construction excavation which might extend below the water level will require the use of a concrete slurry wall foundation diaphragm system. This method will protect the water table level in this area.

9. Geotechnical Impact, including subsoil conditions

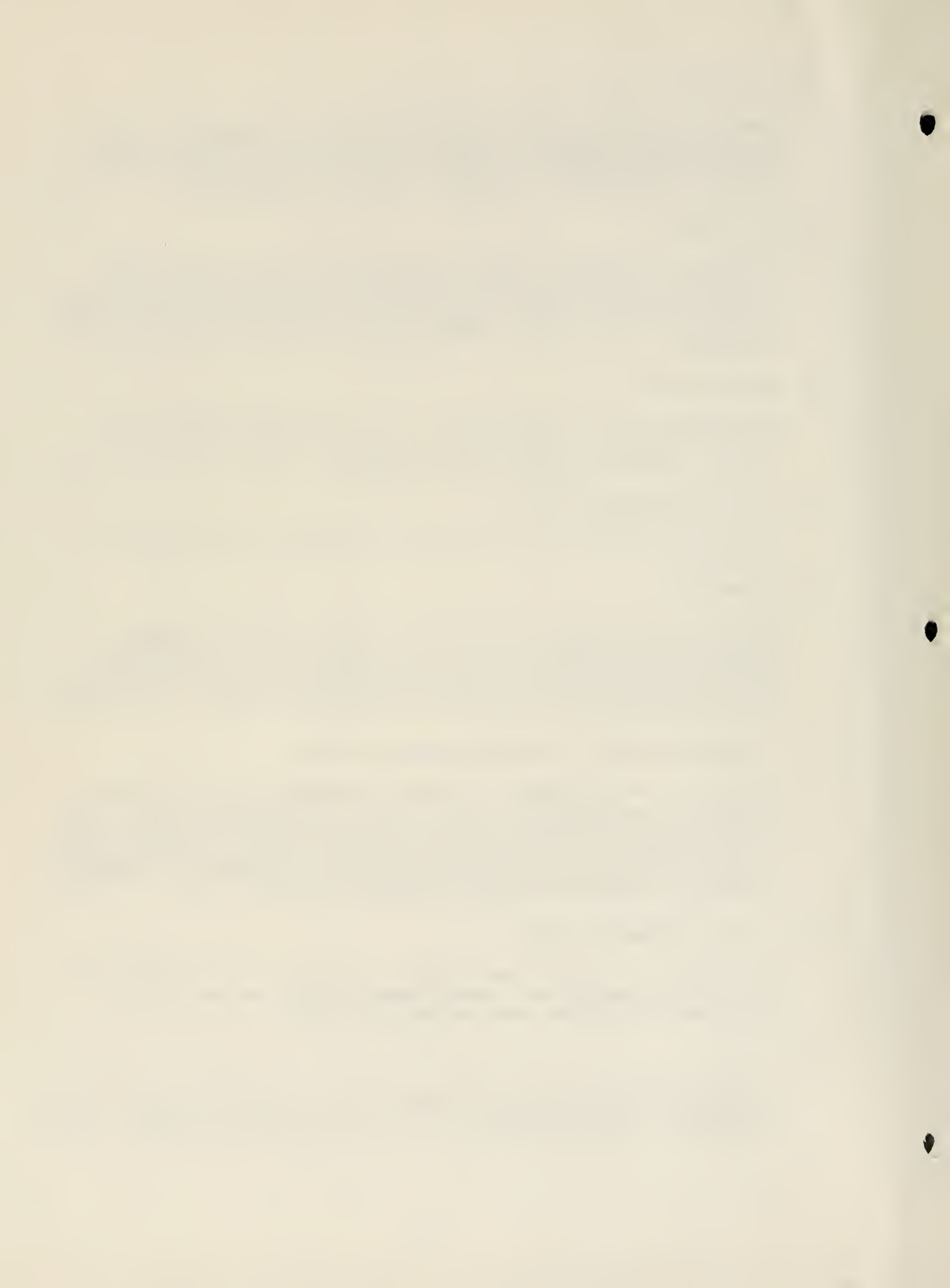
According to the preliminary information available for the site area the site is overlaid with 10 to 20 feet of undifferentiated fill. The site sits upon the original land mass connecting Boston to the mainland and is underlaid with glacial till to bedrock entirely suitable for the anticipated loads for the proposed building. The anticipated foundation would require piles or caissons extending to bedrock.

10. Solid and Hazardous Waste

The project will generate approximately 5400 lbs of solid waste per day which will be handled by a Boston bonded contract disposal service. No record of hazardous waste has surfaced to date.

11. Noise

Noise generated during the construction phase of the project will comply with City of Boston ordinances. Steps will be taken to minimize construction noise. Long term noise effects are expected to be minimal.



12. Construction impact, proposed safety features, and construction methodology

Procedures will be undertaken which will mitigate impacts. A slurry wall foundation design will minimize dewatering and foundation underpinning. As the design progresses, construction methods will be identified and coordinated with the BRA and officials of the Building Department.

13. Rodent control

A rodent control program will be implemented during the appropriate construction phases of this project.

C. Urban Design Component

1. Architectural compatibility

The new building is designed to fit into the existing site context. Along Tremont and Washington Streets the new building is designed to continue the existing street wall. The tower portion is sited in the center of the site to mitigate the impact of its height and to give the tower greater distant views and open space. The facades will be articulated and be masonry faced with details reminiscent of adjacent buildings.

2. Relationship to subdistrict urban design features

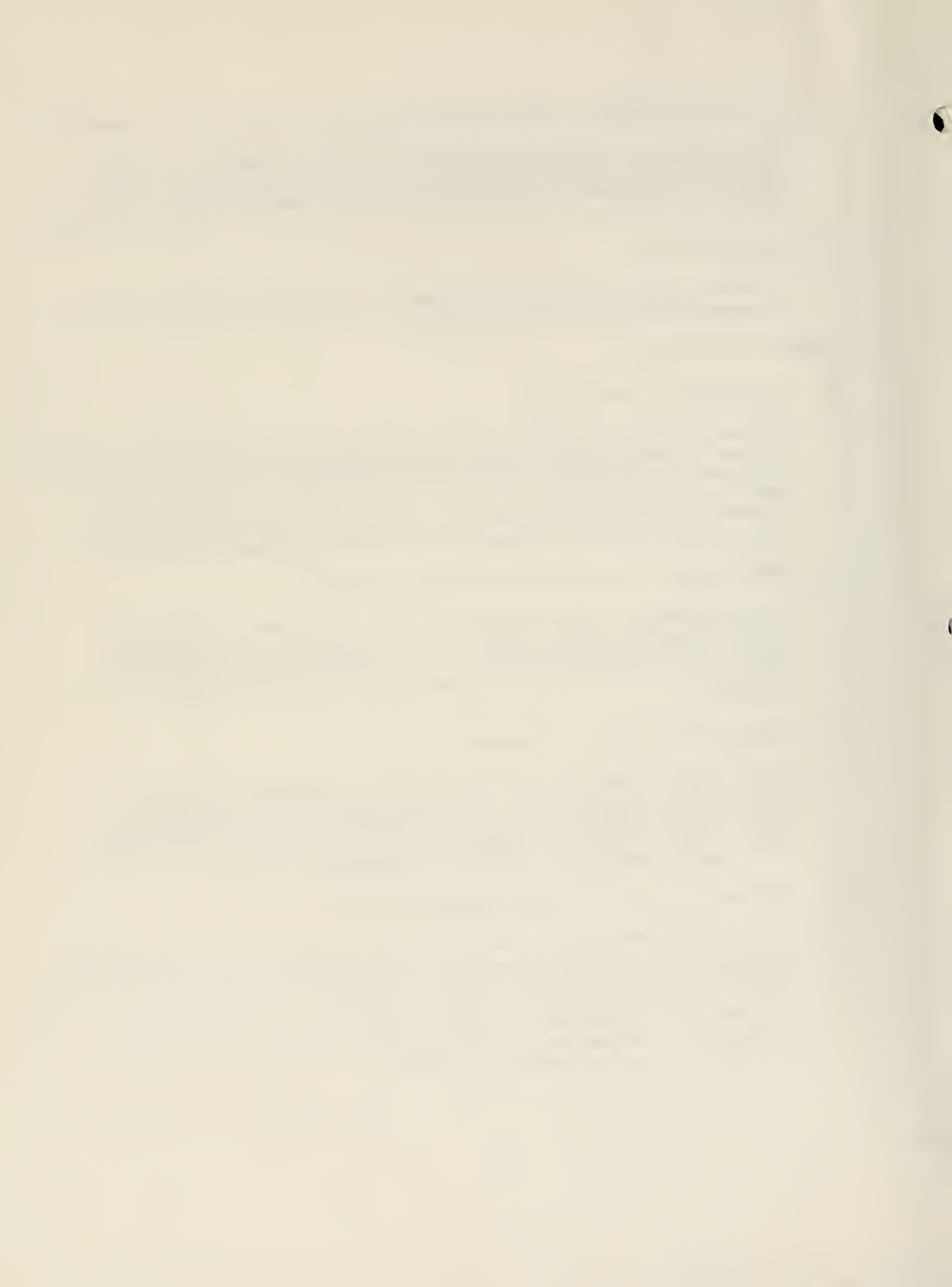
The construction of this complex will fill a void in the city fabric. By extending the street facades, the new building will maintain and enhance the continuity of Tremont and Washington Streets. The new tower will continue the point towers within the Mid-Town Cultural District.

3. Quality of pedestrian environment

The building along Tremont Street will have a pedestrian arcade and hotel/apt building drop-off. Along Washington Street ground level retail spaces which link with an internal retail level will add life to the street. Interior courtyards accessible from the streets will form a pedestrian link from Tremont to Washington Streets.

4. Consistency with established design guidelines

By continuing both the set backs and cornice heights of Tremont Street and Washington Street, this project follows the design guidelines proposed by the BRA staff. The architects have met several times with the BRA to review mass models within the larger city context. The decision to set back the tower to the interior of the block next to the ten story existing parking garage has allowed the exterior of the site to be compatible in scale with the surrounding city fabric.



D. Housing Preservation Component

1. Relationship of project to creation of affordable dwelling units.

Providing housing, 10% set aside for moderate income purchaser as a possibility subject to negotiation with the BRA.

2. Payments in lieu to Neighborhood Housing Trust

No

E. Historical Resources Component

1. Impact on objects, structures, buildings, sites, or districts of historic, architectural, archaeological or cultural distinction.

The Tremont Street portion of the new building will continue the street wall of the original Don Bosco building in massing and contextual detail and materials. The Washington Street portion will continue the street wall from the Don Bosco School building to the TNEMC garage and hospital building. By setting back the tower portion towards the interior of the site, the scale of Tremont and Washington Streets is maintained while affording views towards both the Common and the waterfront from the upper floors. The interior courtyard provides light and open space for the Don Bosco School building.

2. Landmark status of property (Boston Landmark, State Register of Historic Places, National Register of Historic Places).

None of the immediate surrounding buildings are considered landmark status or quality.

F. Infrastructure Systems Component

1. Anticipated water consumption, if known.

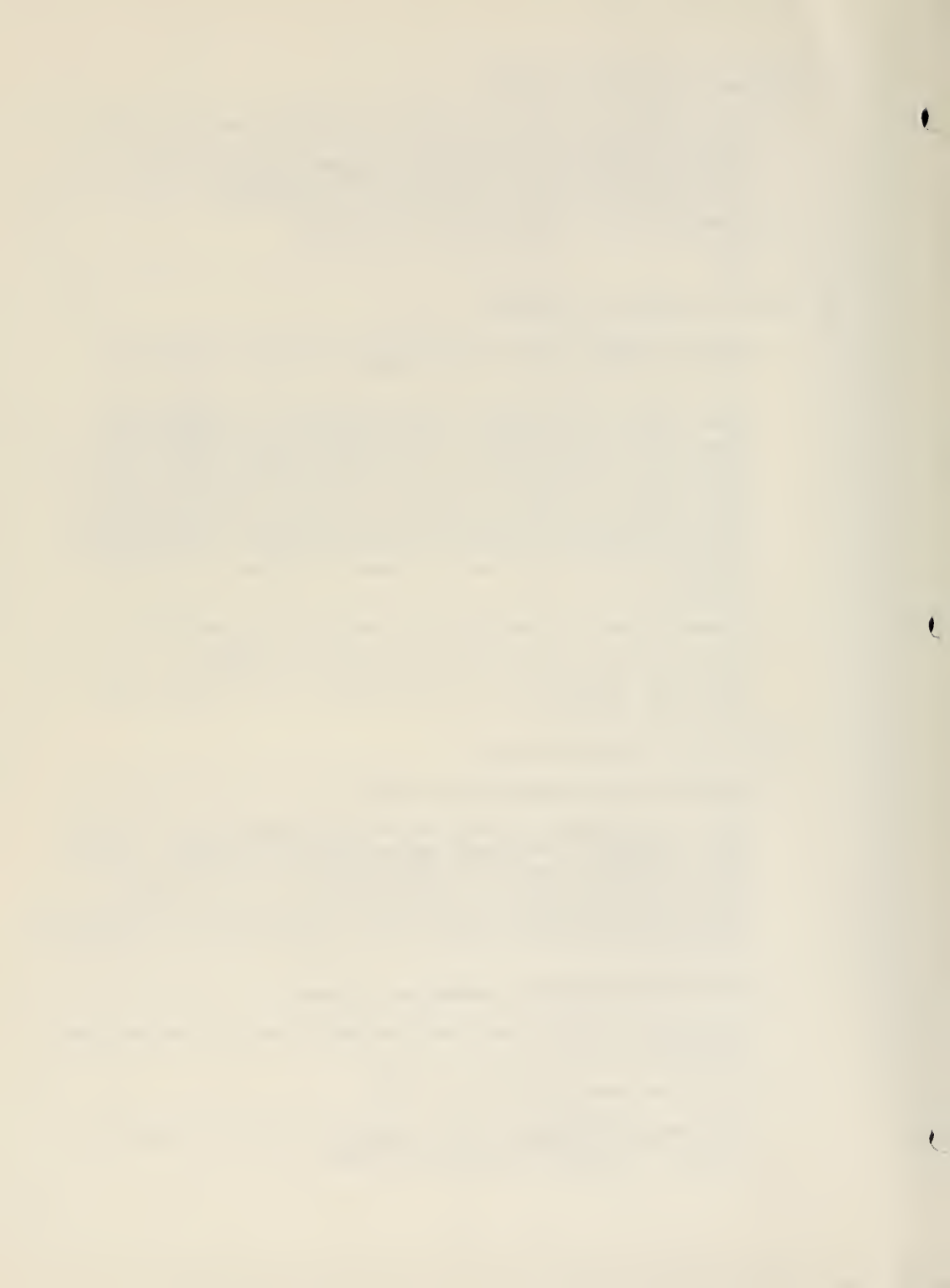
Based on an estimate of 110 percent of sewage generated per Title V, water consumption is estimated approximately at 87,450 gpd. However actual consumption may be less since Title V rates for sewage are generally double the actual sewage generation. At 75% of Title V rates, water consumption is estimated at 59,625 gpd. Water conserving methods, materials, and systems will be incorporated in the design of the project.

2. Anticipated electricity consumption, if known.

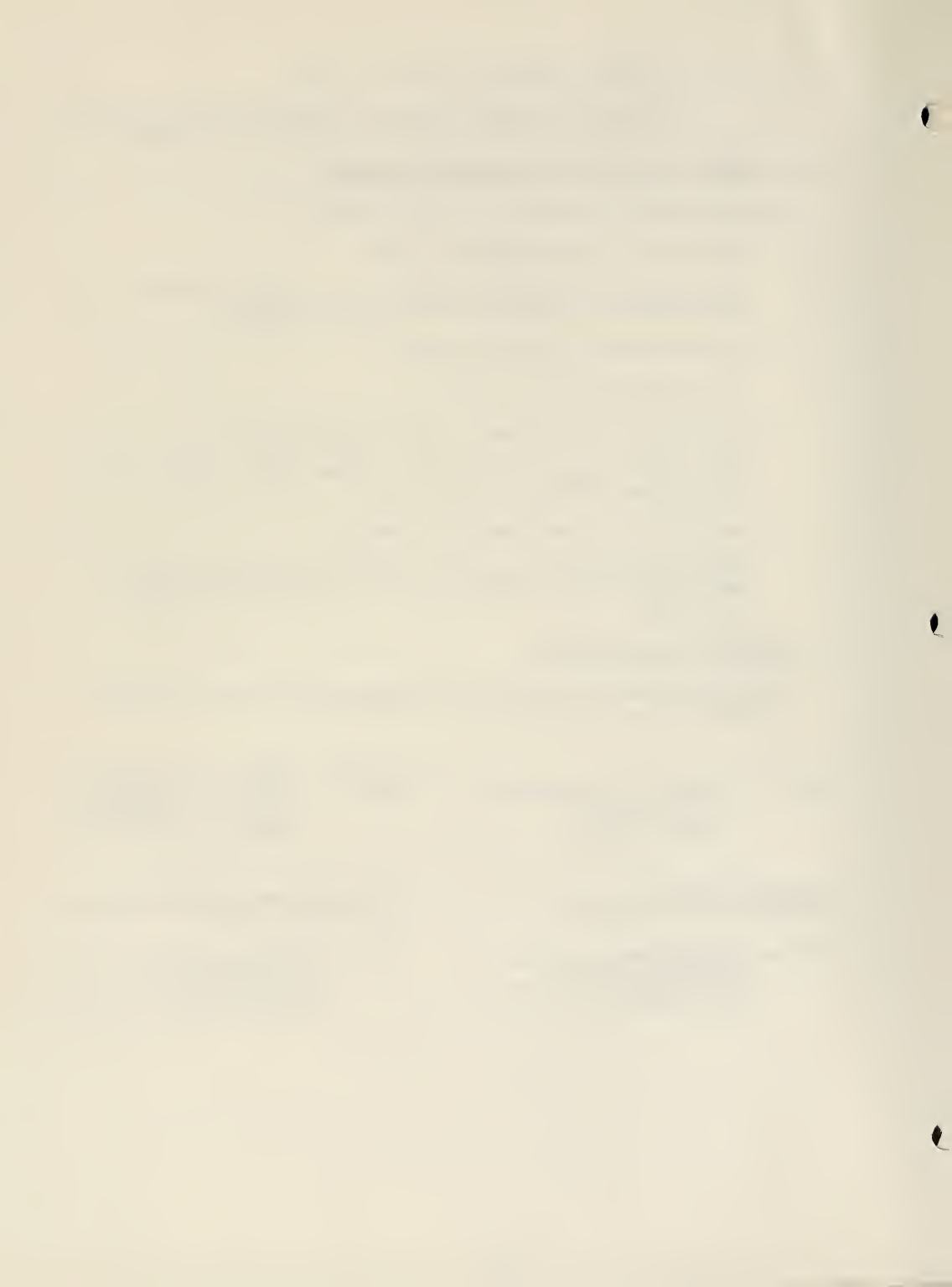
7,850 kw/day subject to more accurate projections after construction documents.

3. Anticipated sewage generation, if known

Based upon Massachusetts Title V generation rates, the project is estimated to produce 79,000 gpd of sewage.









HOUSING  
90 apartments  
21 studios  
41 1br  
28 2br

HEALTH CLUB

HOUSING  
21 apartments  
18 1br  
3 3br

DAY CARE

WASHINGTON ST.

TREMONT ST.

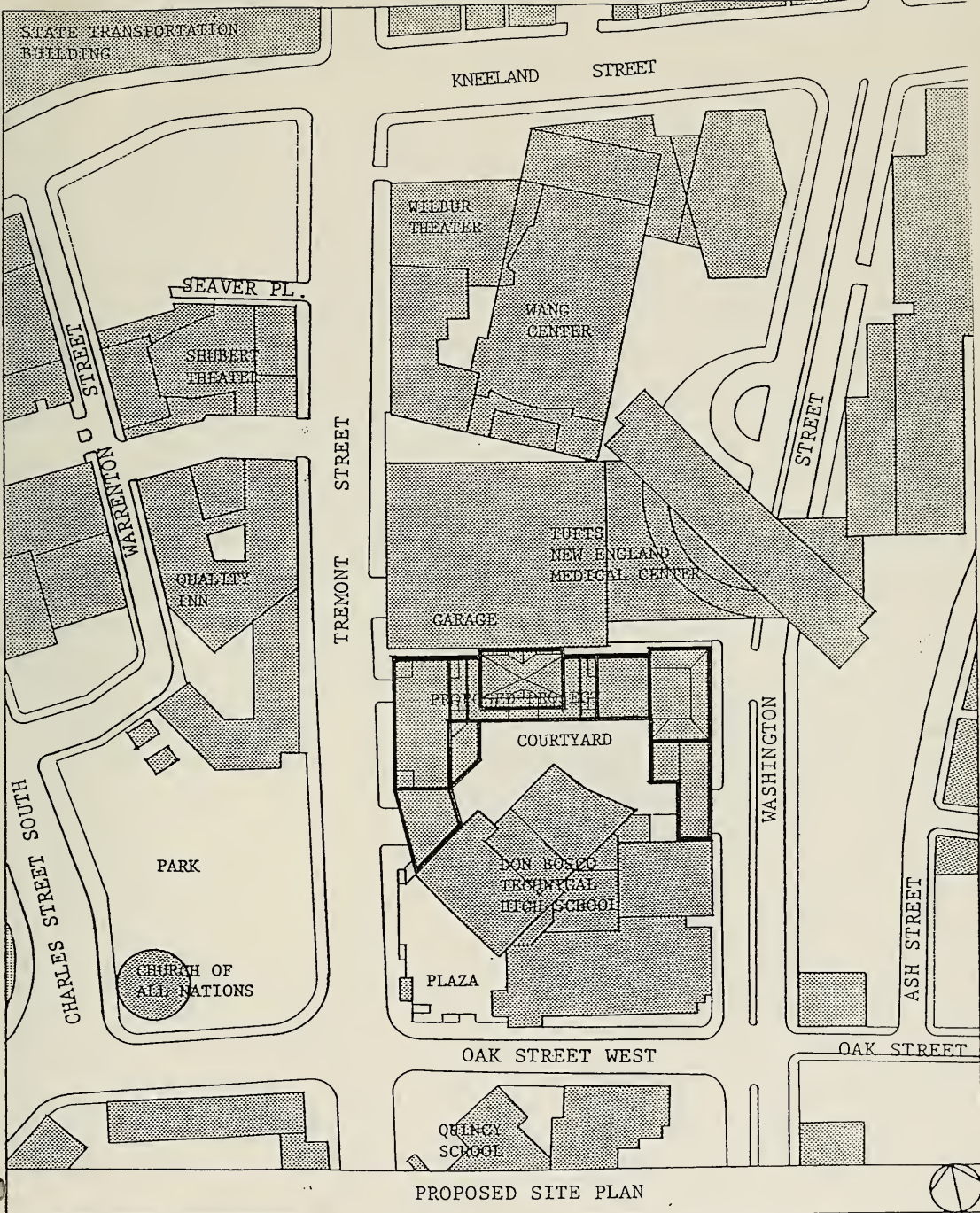
HOTEL USE  
304 rooms

UNDERGROUND PARKING  
207 spaces

OAK ST.

MIXED-USE DEVELOPMENT  
Midtown Cultural District/Boston, MA  
BOSTON CENTENNIAL PARTNERS Inc./Developers

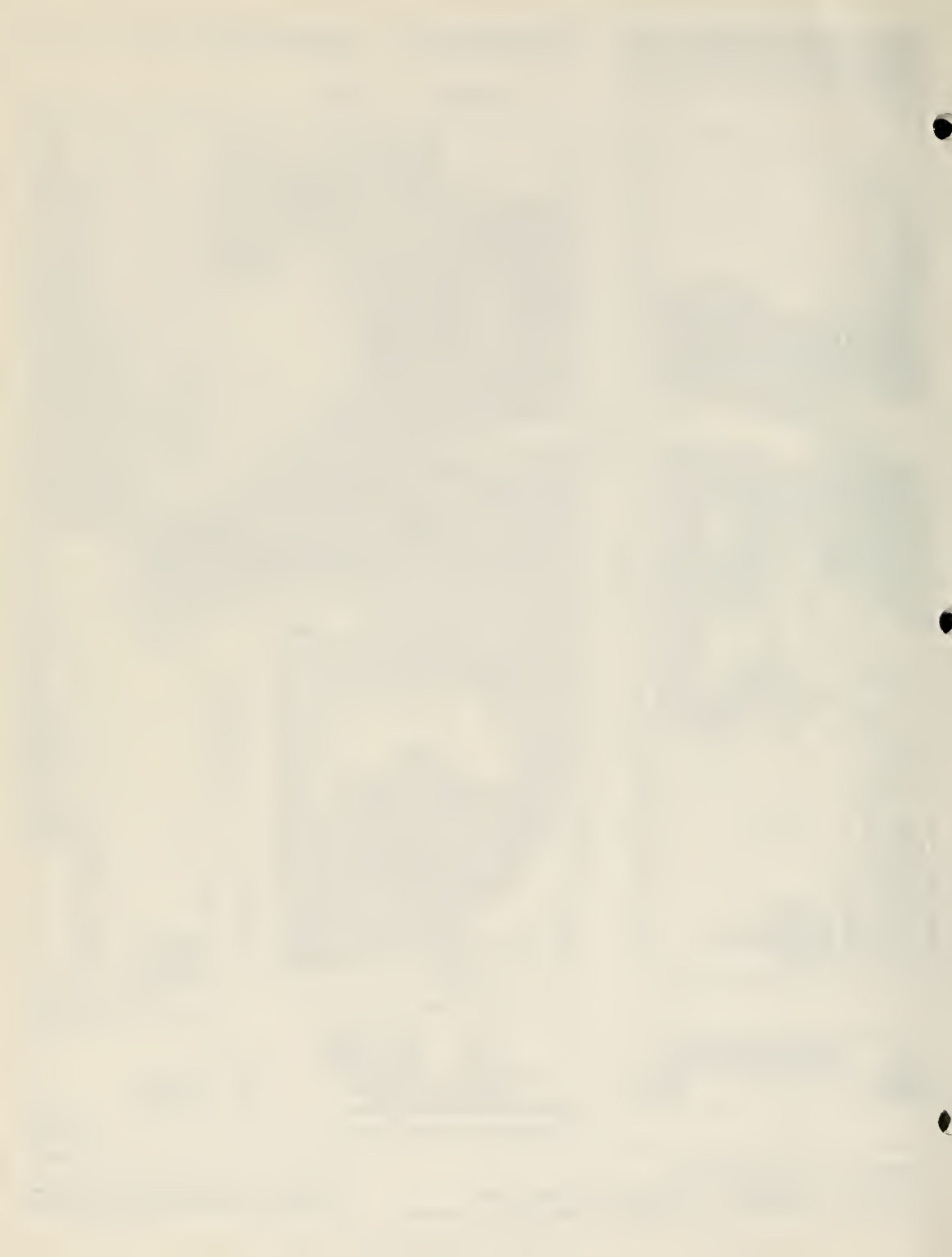


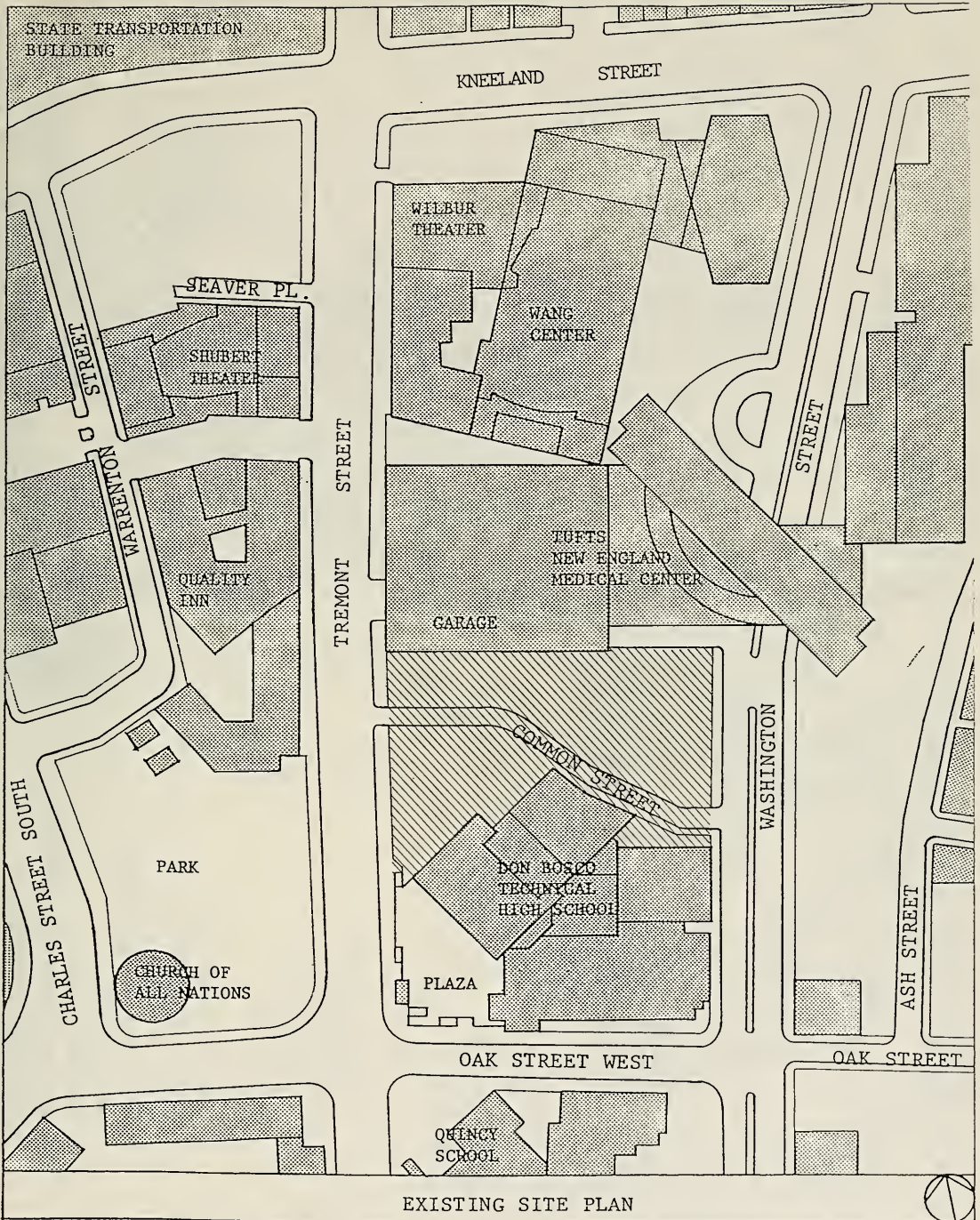


PROPOSED SITE PLAN

MIXED-USE DEVELOPMENT  
 Midtown Cultural District/Boston, MA  
 BOSTON CENTENNIAL PARTNERS Inc./Developers

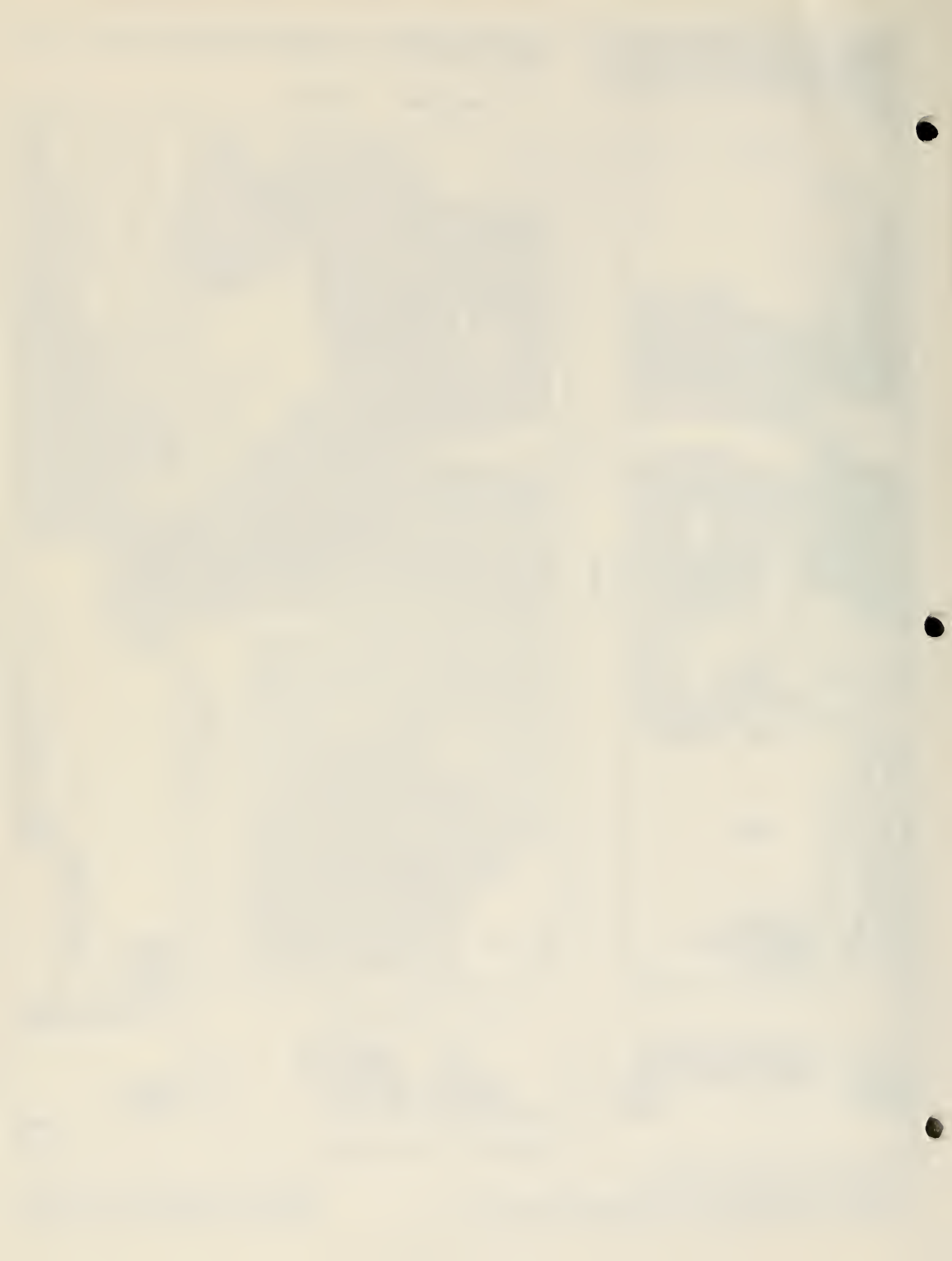
Chia-Ming Szo Architect Inc. Architects & Planners  
 328 A Street / Boston, Massachusetts 02210 / (617) 451-27





MIXED-USE DEVELOPMENT  
 Midtown Cultural District/Boston, MA  
 BOSTON CENTENNIAL PARTNERS Inc./Developers

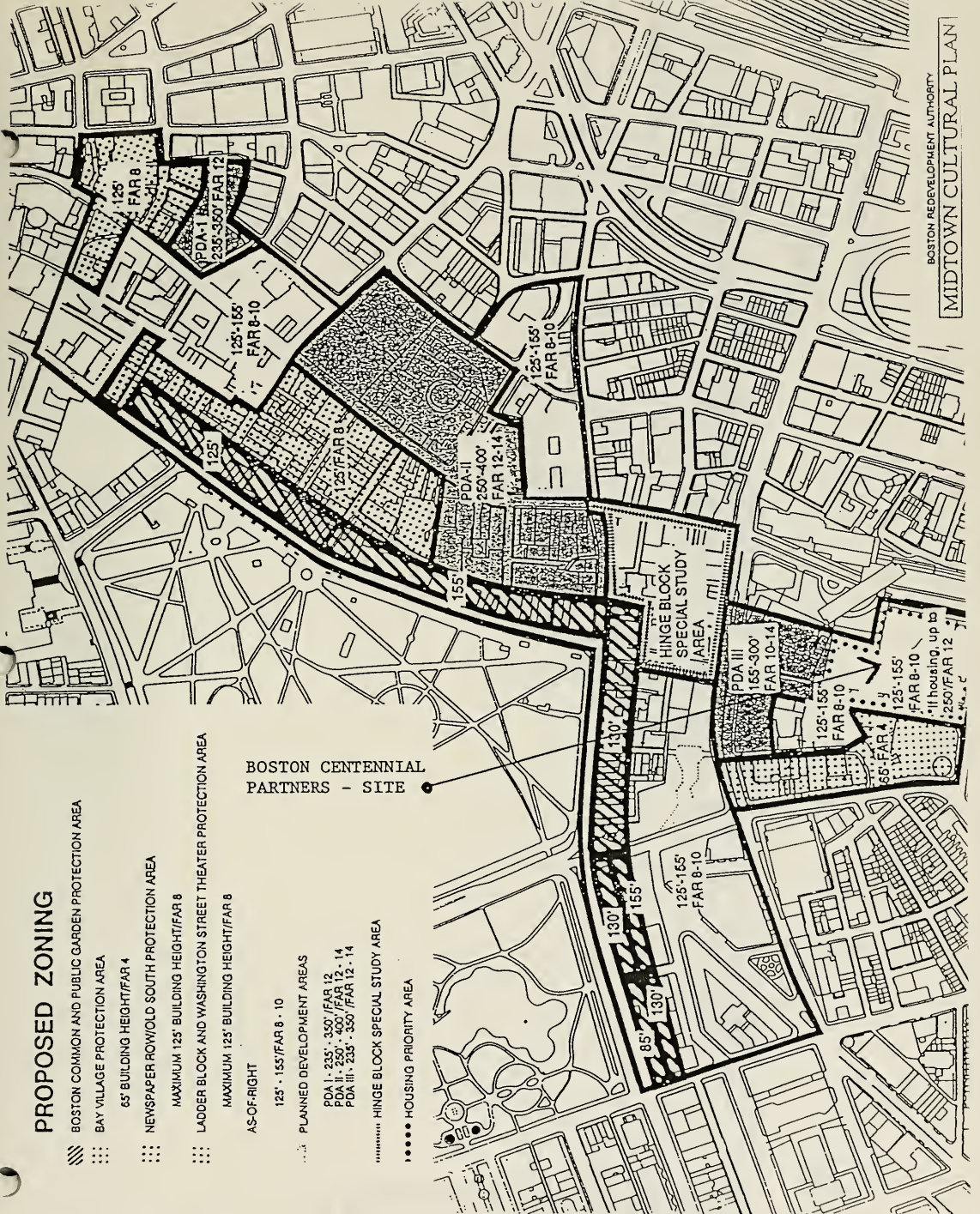
Chia-Ming Sze Architect Inc. Architects & Planners  
 328 A Street / Boston, Massachusetts 02210 / (617) 451-2



# PROPOSED ZONING

-  BOSTON COMMON AND PUBLIC GARDEN PROTECTION AREA
-  BAY VILLAGE PROTECTION AREA
-  65' BUILDING HEIGHT/FAR 4
-  NEWSPAPER ROW/WOLD SOUTH PROTECTION AREA
-  MAXIMUM 125' BUILDING HEIGHT/FAR 8
-  LADDER BLOCK AND WASHINGTON STREET THEATER PROTECTION AREA
-  MAXIMUM 125' BUILDING HEIGHT/FAR 8
-  AS-OF-RIGHT
-  125' - 155'/FAR 8 - 10
-  PLANNED DEVELOPMENT AREAS
-  PDA I - 235' - 350'/FAR 12
-  PDA II - 250' - 400'/FAR 12 - 14
-  PDA III - 235' - 350'/FAR 12 - 14
-  HINGE BLOCK SPECIAL STUDY AREA
-  HOUSING PRIORITY AREA

BOSTON CENTENNIAL PARTNERS - SITE

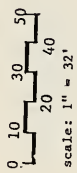
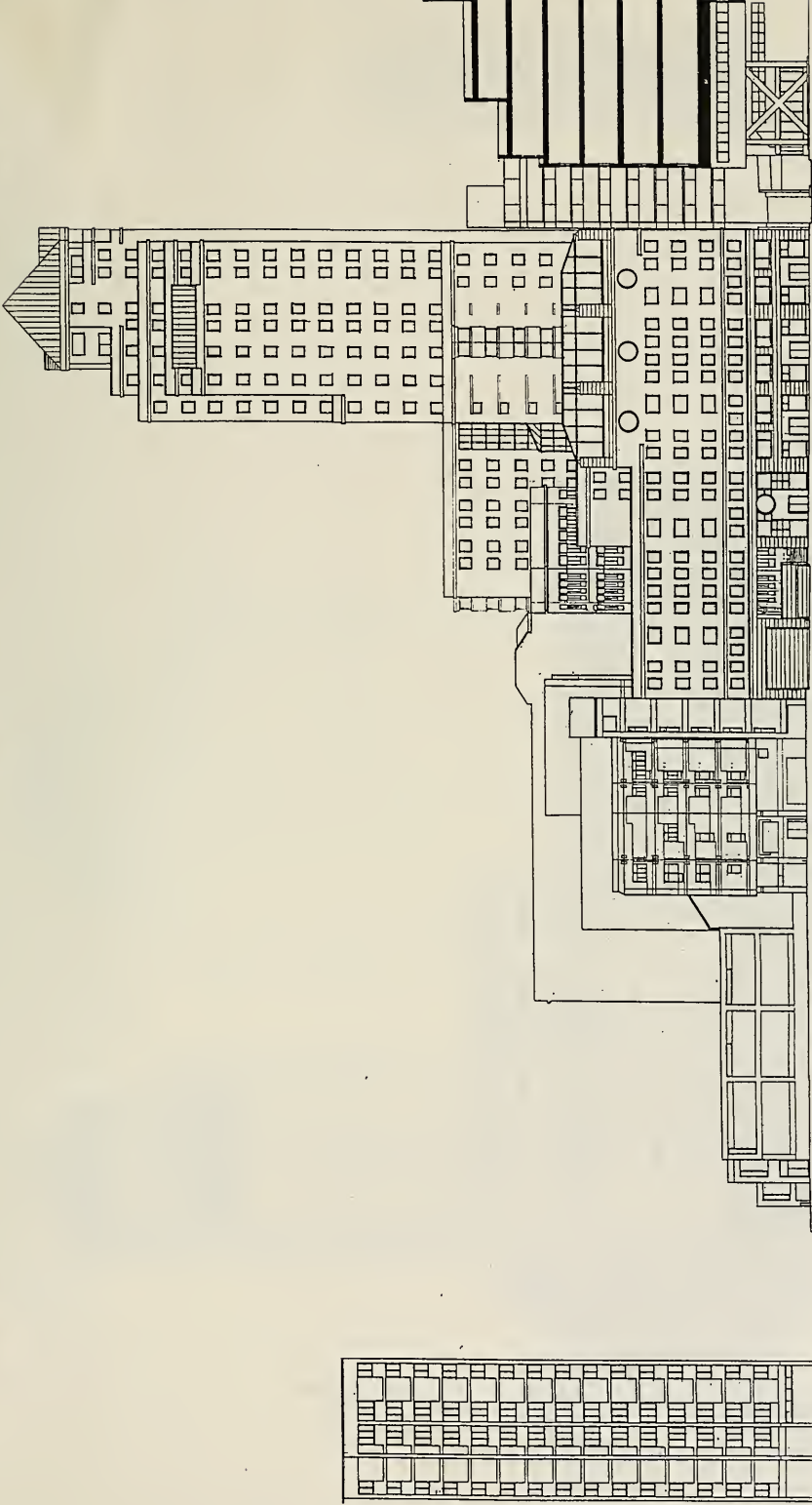


MIXED-USE DEVELOPMENT  
 Midtown Cultural District/Boston, MA  
 BOSTON CENTENNIAL PARTNERS Inc./Developers

Chia-Ming Sze Architect Inc. Architects & Planners  
 320 A Street / Boston, Massachusetts 02210 / (617) 451-2777







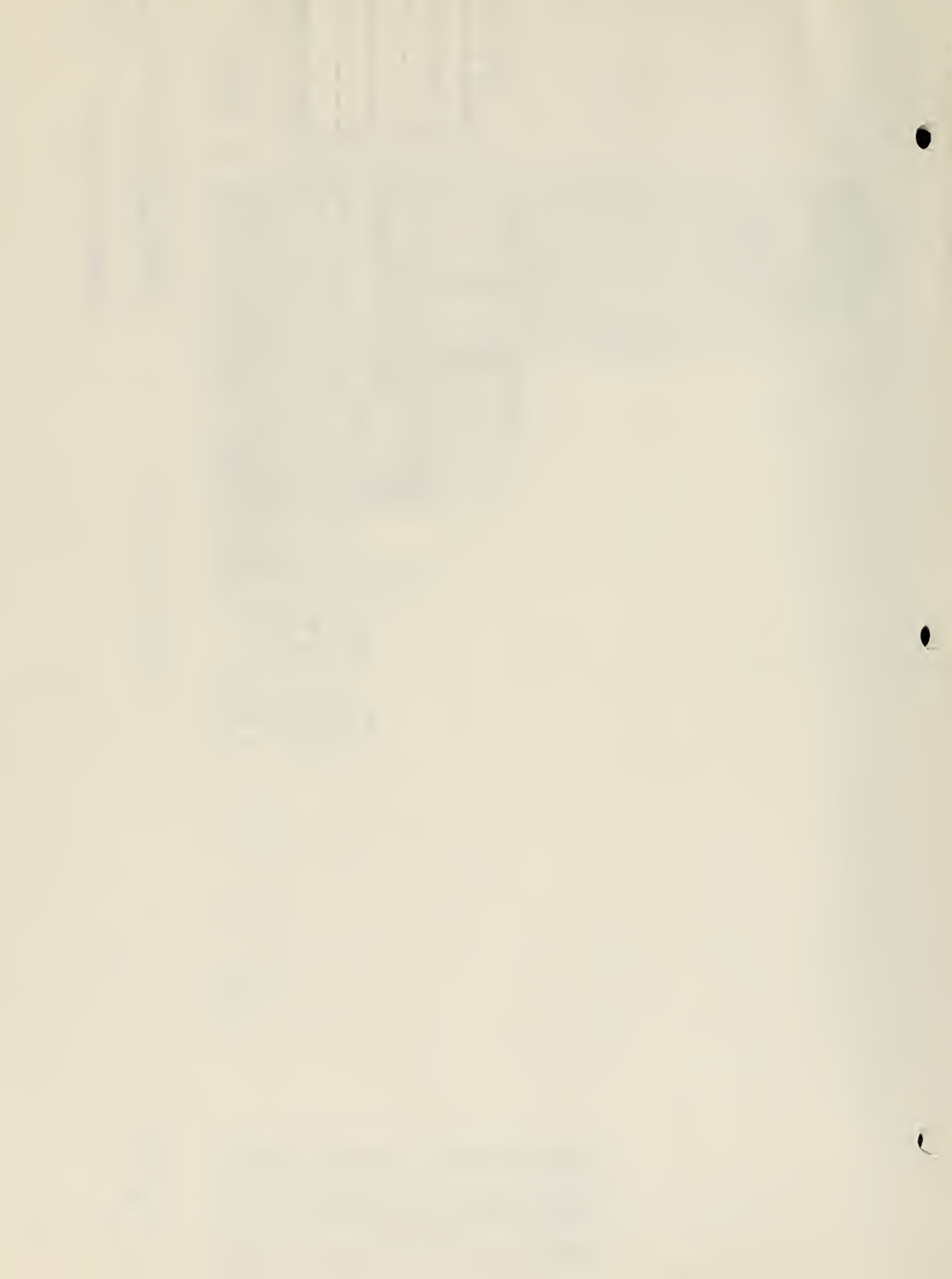
scale: 1" = 32'

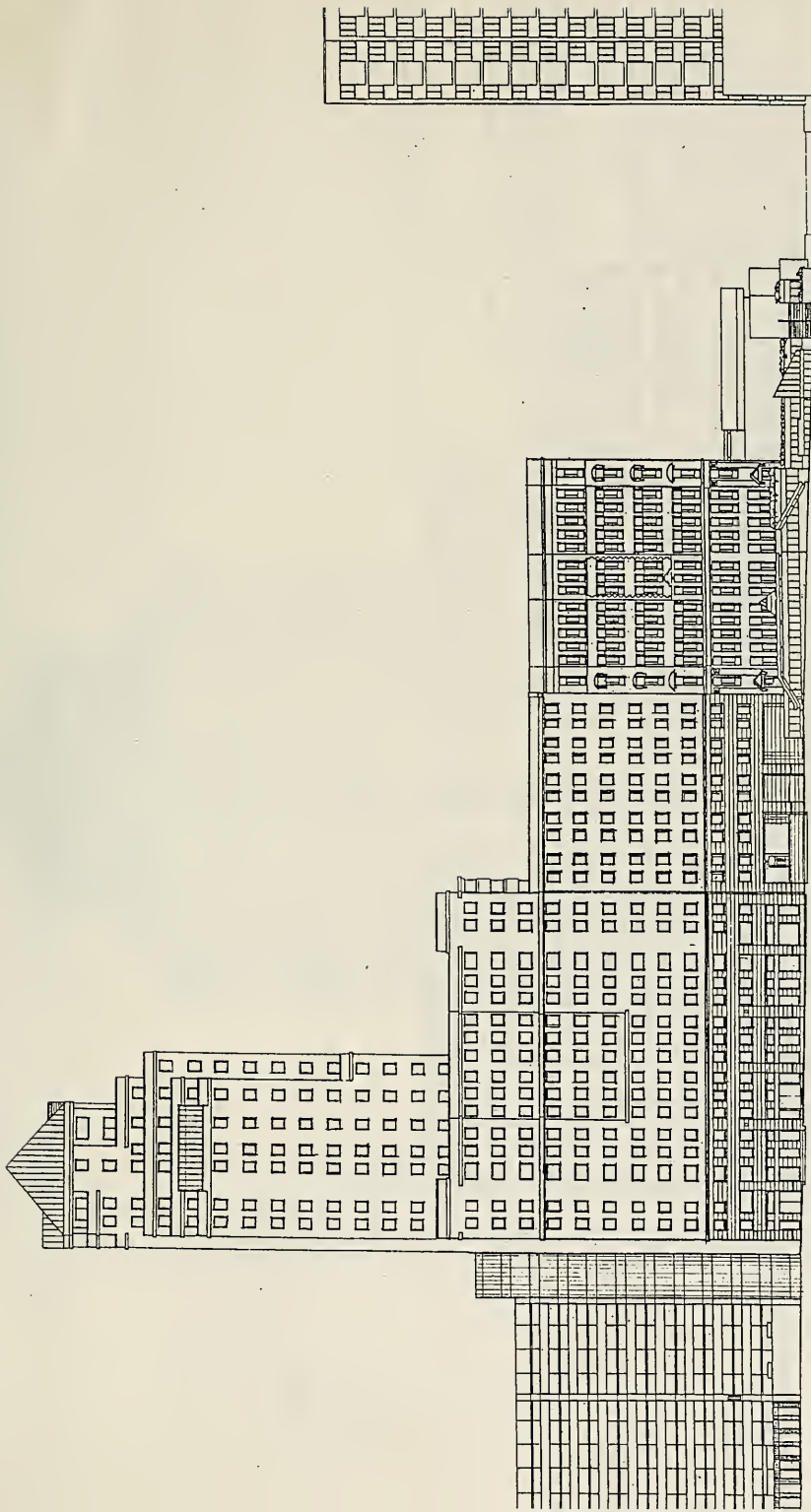
WASHINGTON STREET ELEVATION

MIXED-USE DEVELOPMENT  
Michael G. L. Desai et al./Boston, MA  
BOSTON CENTENNIAL PARKING INC./Developer

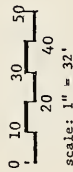
Chia-Ning See Architect Inc. Architects & Planners  
100 State Street, Boston, Massachusetts 02109 / (617) 451-5277

A-20



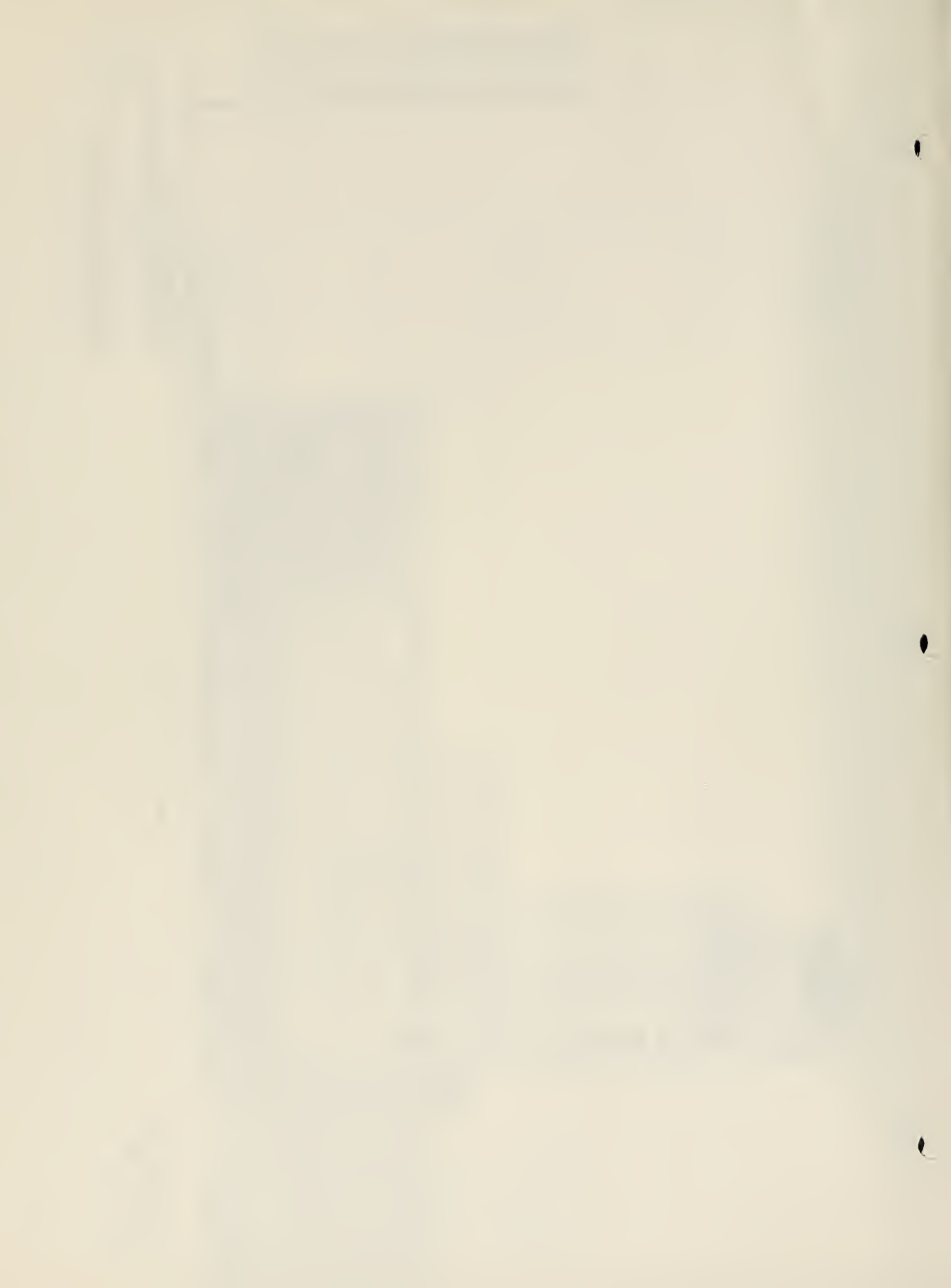


TREMONT STREET ELEVATION



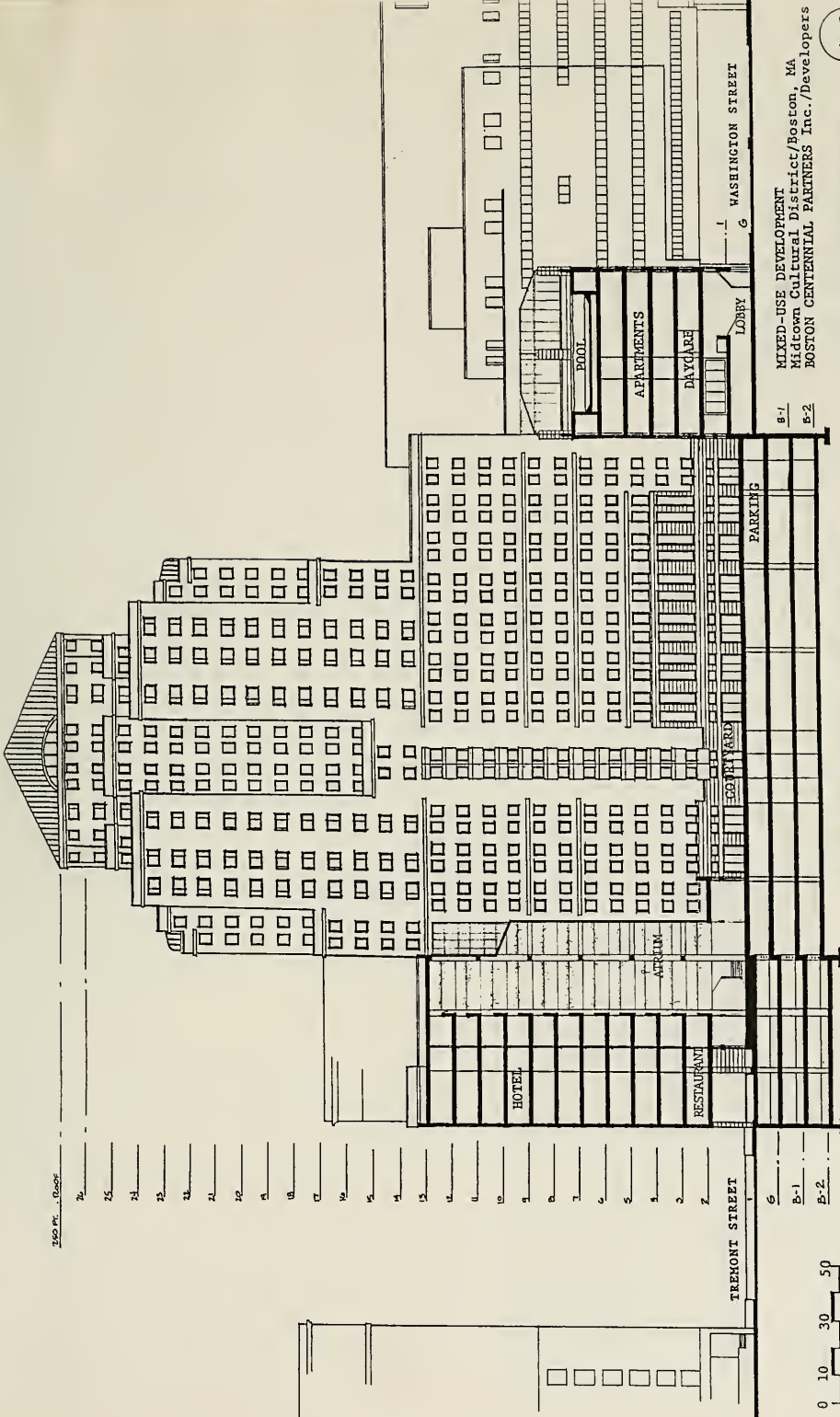
MIXED-USE DEVELOPMENT  
Midtown Cultural District/Boston, MA  
BOSTON CENTENNIAL PARTNERS Inc./DeveLopers

Chia-Ring Size Architect Inc., Architects & Planners  
100 A Street 7, Boston, Massachusetts 02107-2157



250 FT. 0.0000'

- 26
- 25
- 24
- 23
- 22
- 21
- 20
- 19
- 18
- 17
- 16
- 15
- 14
- 13
- 12
- 11
- 10
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1
- G
- E-1
- E-2

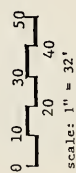


MIXED-USE DEVELOPMENT  
 MIDTOWN CULTURAL DISTRICT/BOSTON, MA  
 BOSTON CENTENNIAL PARTNERS INC./DEVELOPERS

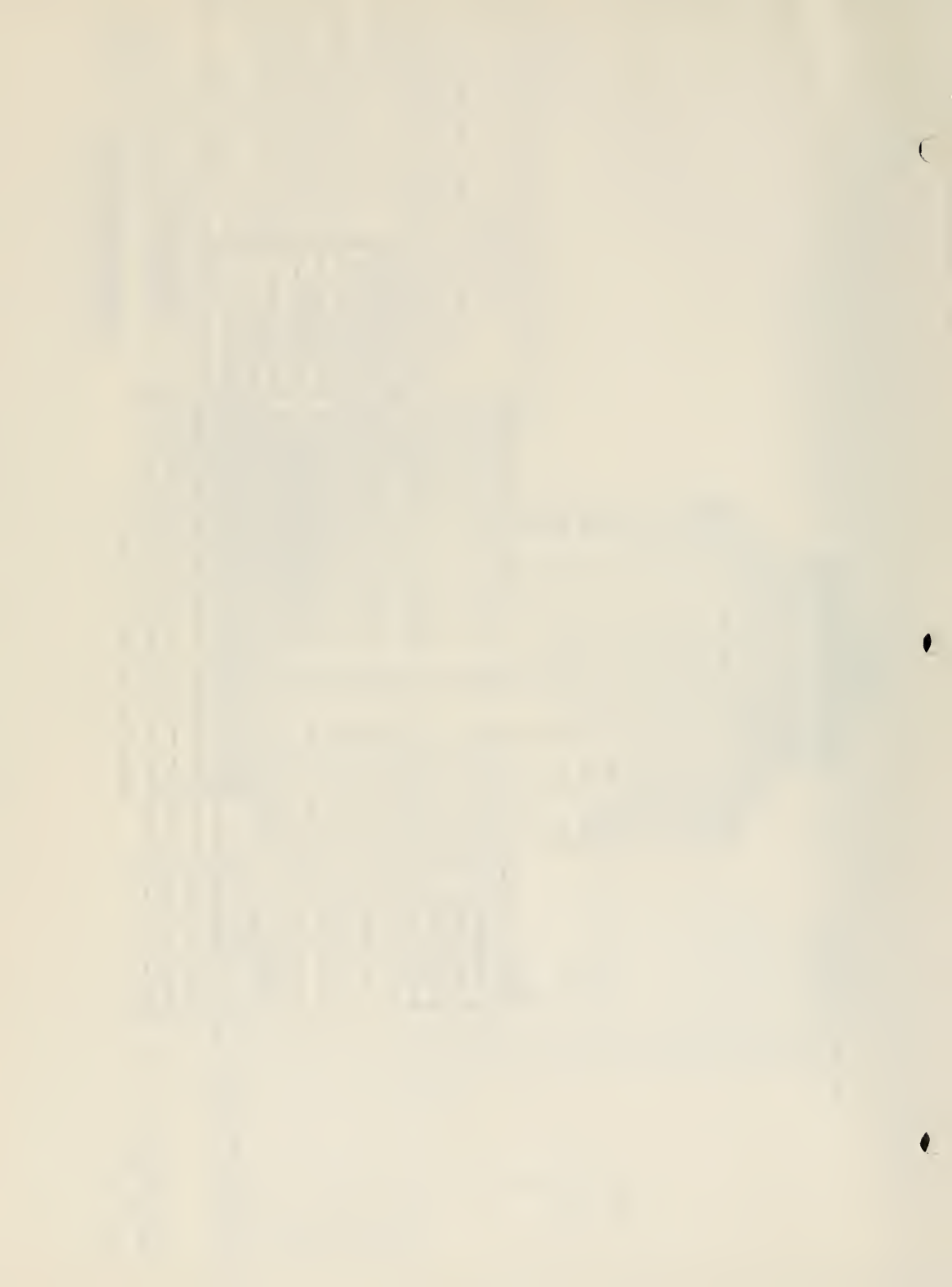
A-19

Chi-Ming See, Architect Inc., Architects & Planners  
 300 N. Beaver T. Street, Lynnwood, WA 98036 / PH: 425.7571

SECTION THRU COURTYARD / SOUTH ELEVATION

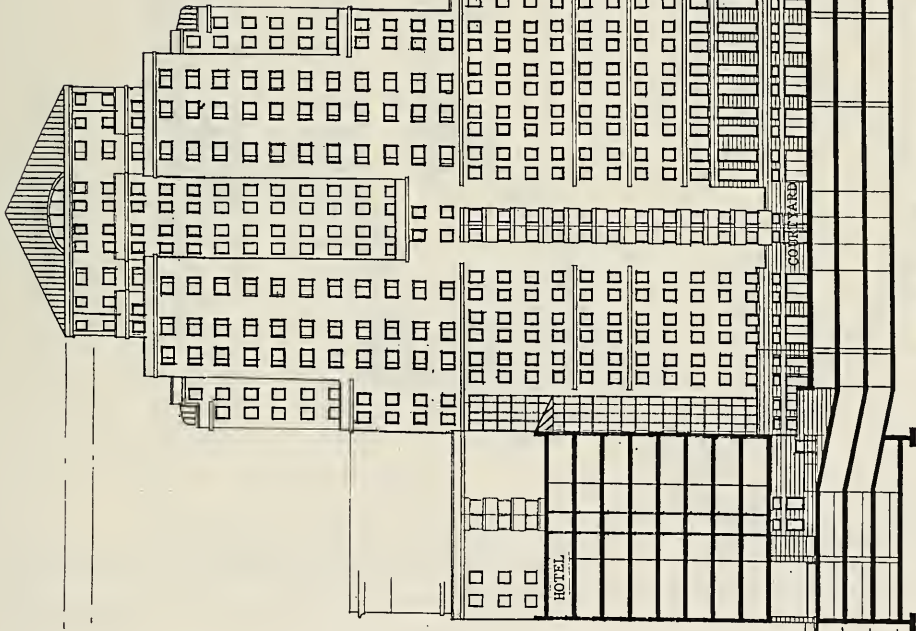


scale: 1" = 32'



150' 0" - 0' 0"

24  
25  
24  
23  
22  
21  
20  
19  
18  
17  
16  
15  
14  
13  
12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1  
TREMONT STREET  
6  
B-1  
B-2



TREMONT STREET

COURTYARD

PARKING

WASHINGTON STREET

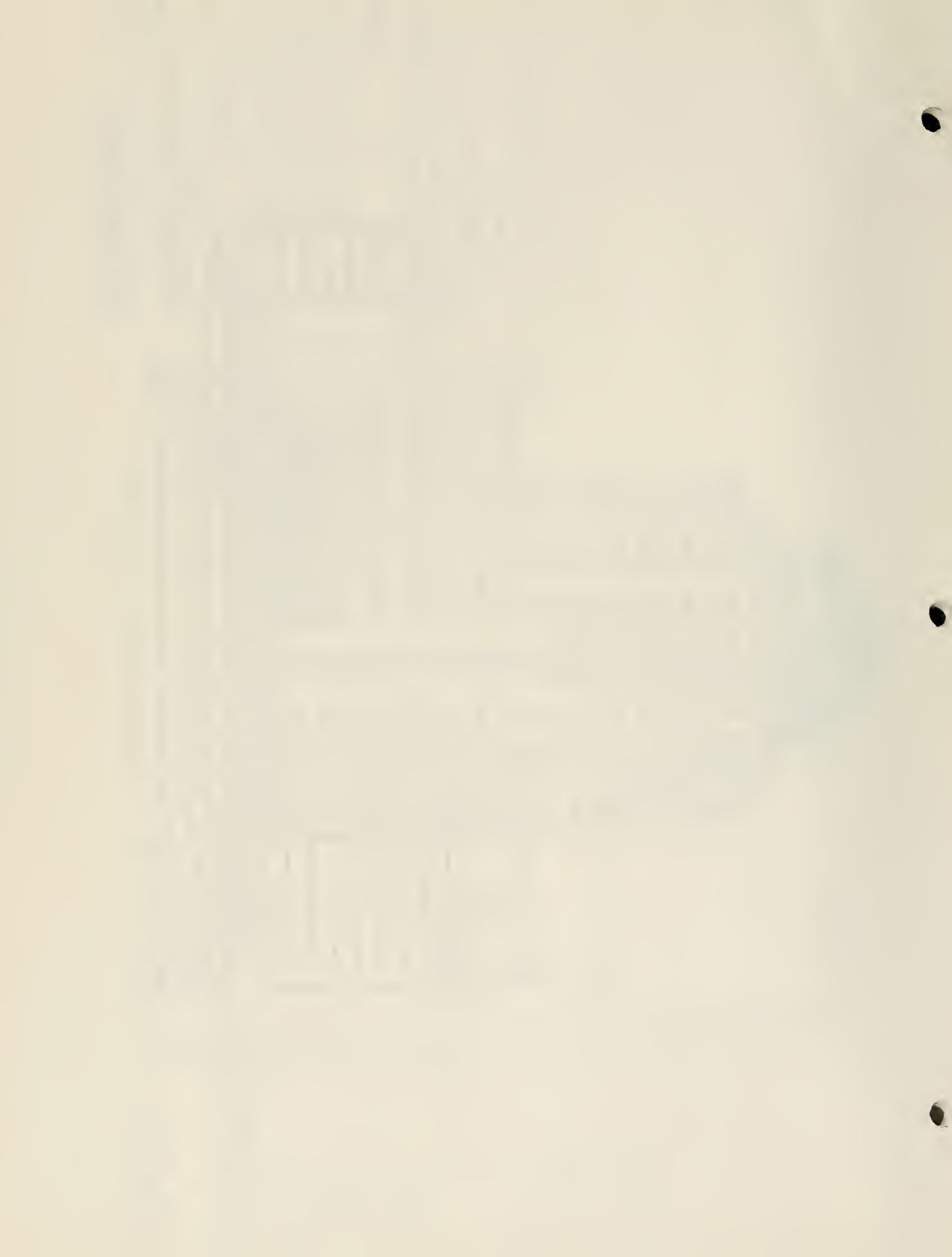
MIXED-USE DEVELOPMENT  
Midtown Cultural District / Boston, MA  
BOSTON CENTENNIAL PARTNERS Inc. / Developers

0 10 20 30 40 50  
scale: 1" = 32'

SECTION THRU COURTYARD / SOUTH ELEVATION

A-17

Chiu-Ming Sze Architect Inc. Architects & Planners  
300 A Street / Boston, Massachusetts 02107 508/5727





WASHINGTON STREET

MBTA EASEMENT

TNEMC  
PARKING  
GARAGE

DON BOSCO

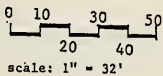
DON BOSCO

RAMP UP

RAMP DN

73 SPACES RAMP DN

TREMONT STREET



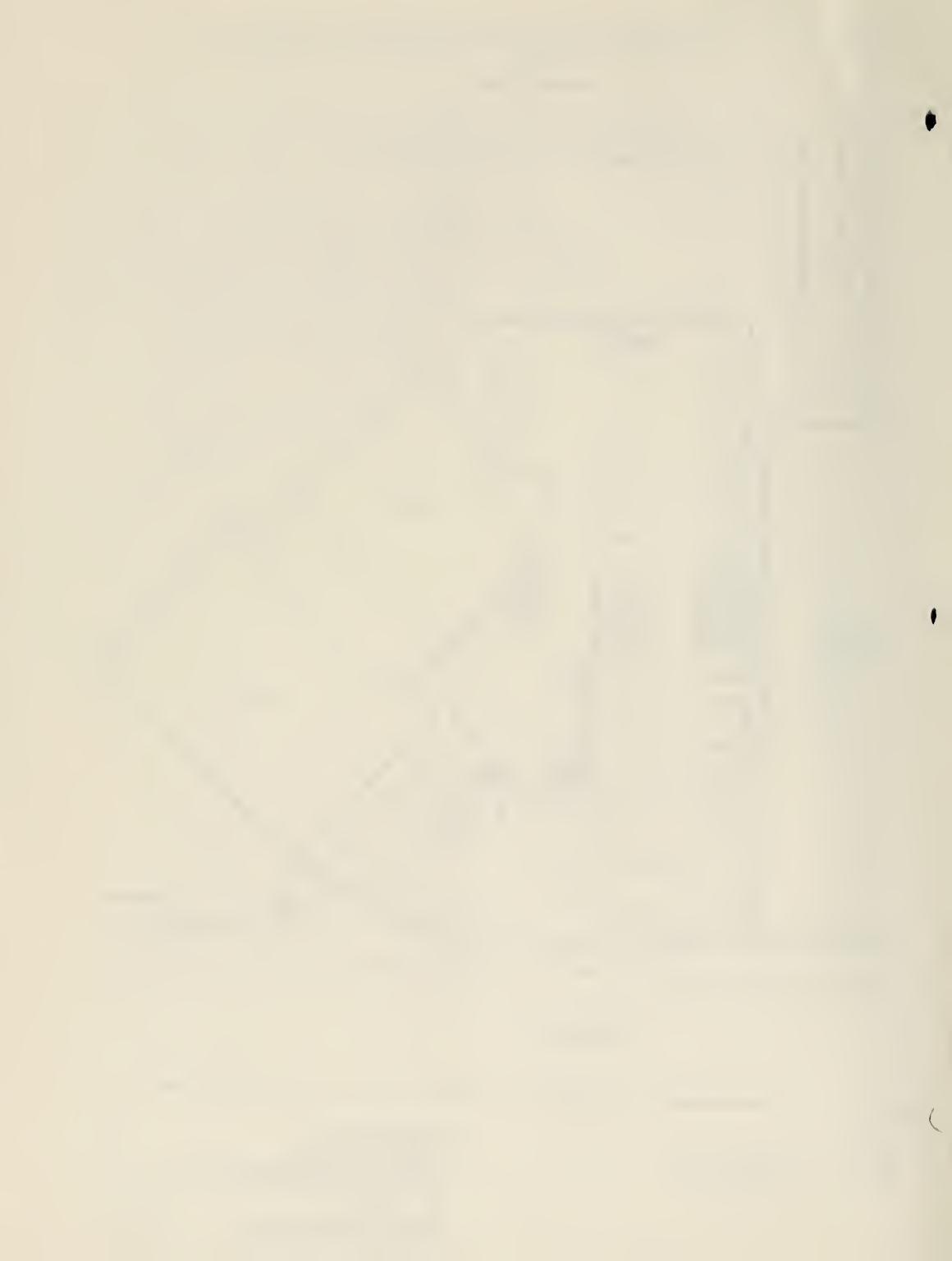
UNDERGROUND GARAGE

MIXED-USE DEVELOPMENT  
Midtown Cultural District/Boston, MA  
BOSTON CENTENNIAL PARTNERS Inc./Developers

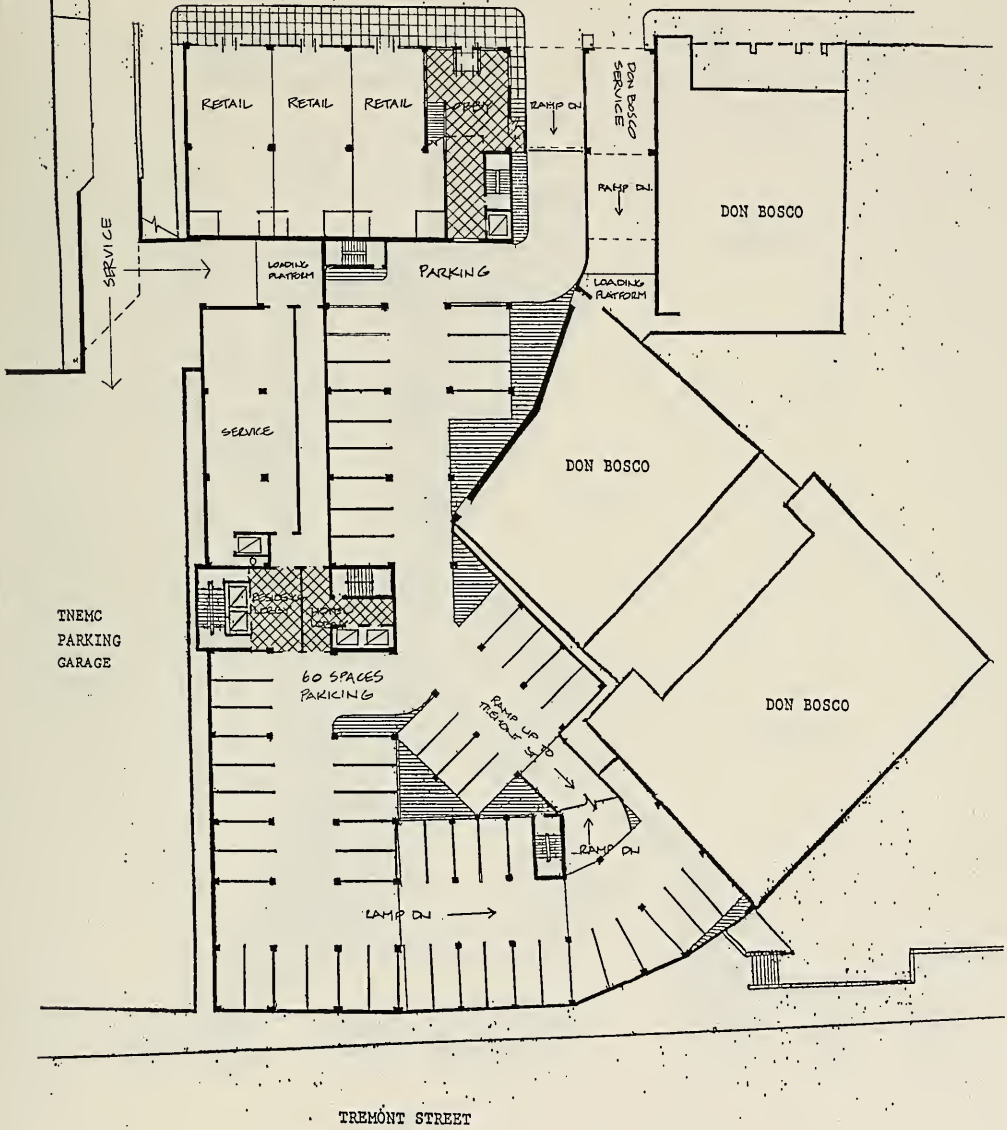
B-1 LEVEL

Chia-Ming Sze Architect Inc. Architects & Planners  
328 A Street / Boston, Massachusetts 02210 / (617) 451-2727

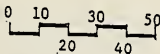
A-2



WASHINGTON STREET



TREMONT STREET



scale: 1" = 32'

RETAIL: GROUND FLOOR

UNDERGROUND GARAGE: LEVEL 1

MIXED-USE DEVELOPMENT

Midtown Cultural District/Boston, MA

BOSTON CENTENNIAL PARTNERS Inc./Developers

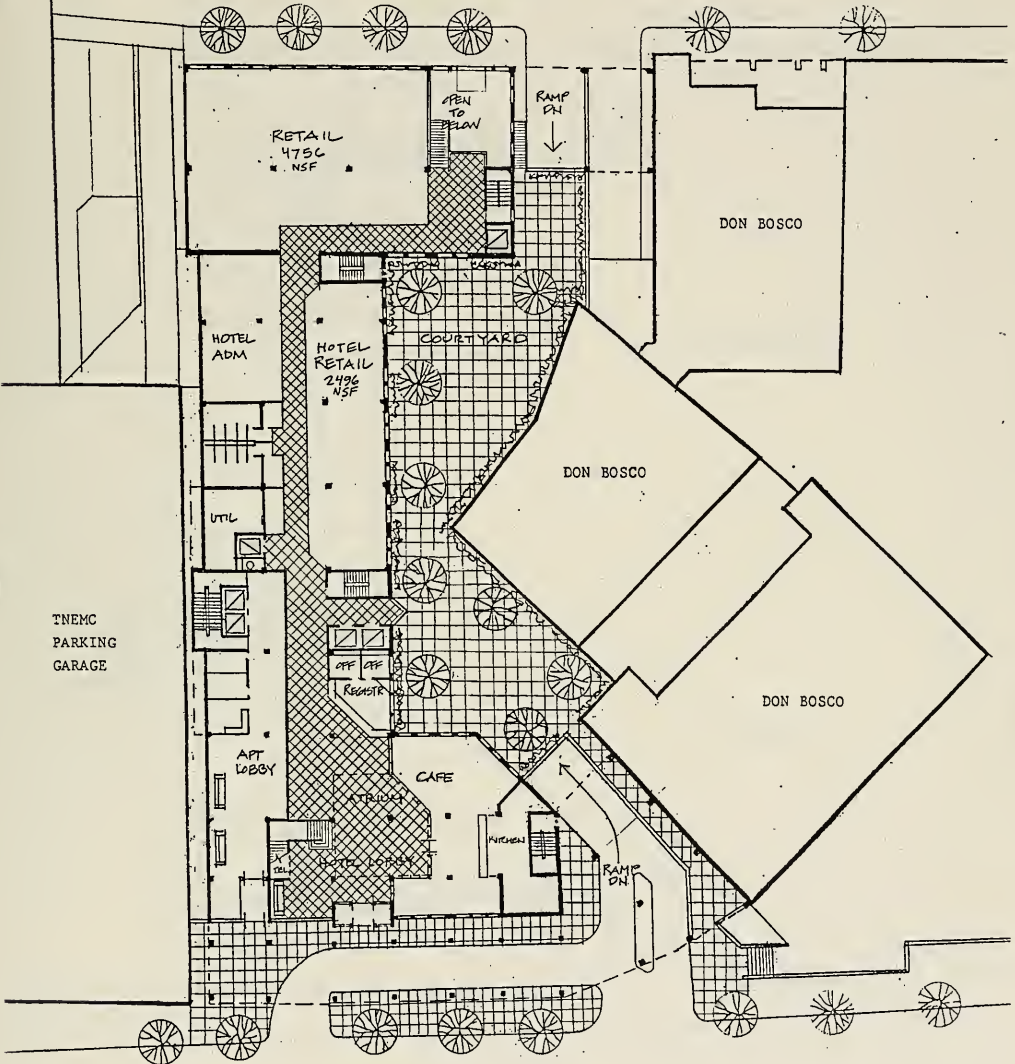
GRAND FL LEVEL

Chia-Ming Sze Architect Inc. Architects & Planners  
328 A Street / Boston, Massachusetts 02210 / (617) 451-2727

A-3



WASHINGTON STREET



TREMONT STREET



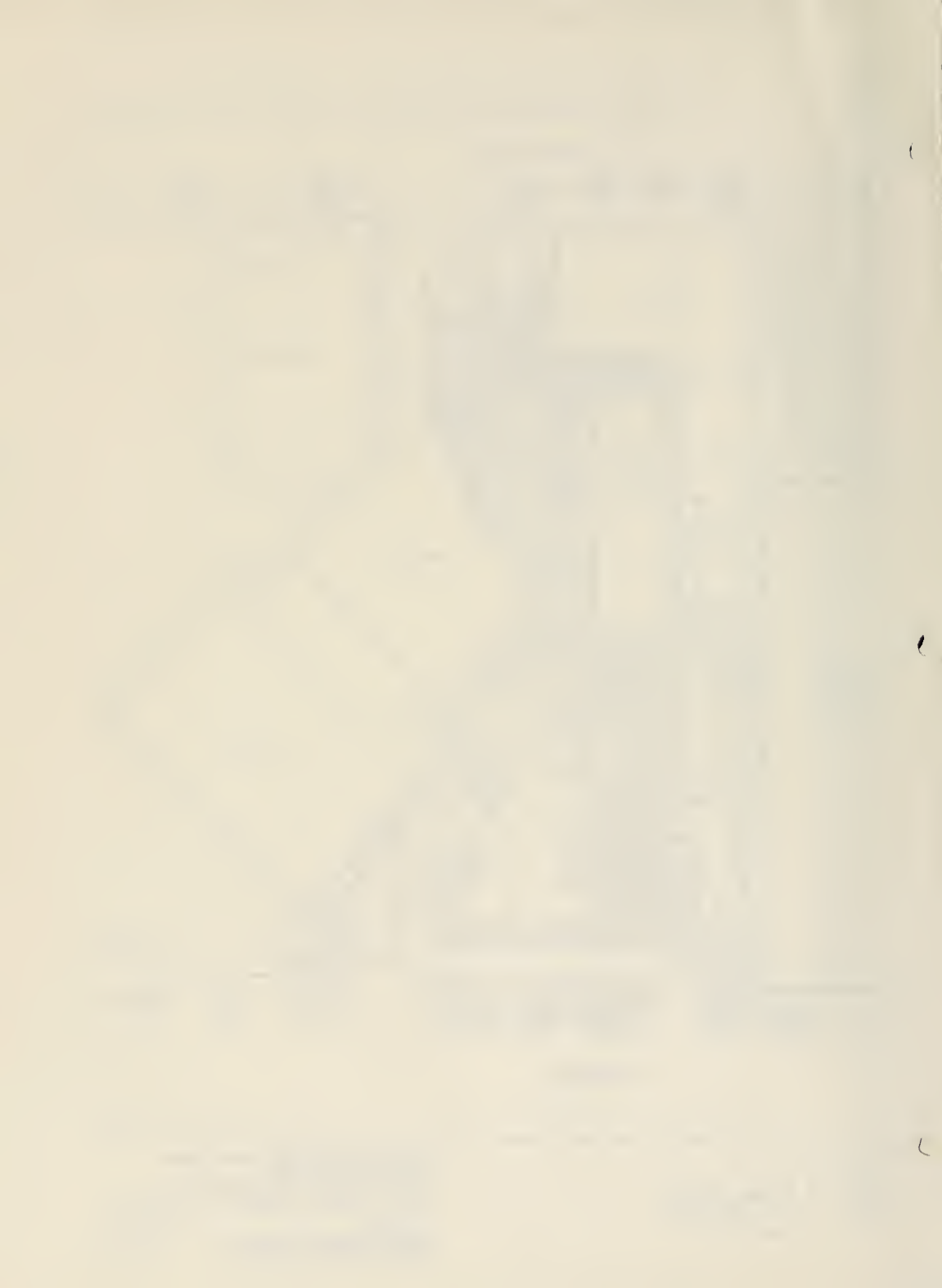
0 10 20 30 40 50  
 scale: 1" = 32'

APT LOBBY, HOTEL LOBBY, CAFE, RETAIL  
 MIXED-USE DEVELOPMENT  
 Midtown Cultural District/Boston, MA  
 BOSTON CENTENNIAL PARTNERS Inc./Developers

1ST FLOOR

Chia-Ming Szee Architect Inc. Architects & Planners  
 326 A Street / Boston, Massachusetts 02210 / (617) 451-2727

A-4



WASHINGTON STREET

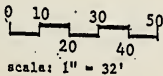
TNEMC  
PARKING  
GARAGE

DON BOSCO

DON BOSCO

DON BOSCO

TREMONT STREET



HOTEL, FUNCTION ROOMS, APARTMENTS  
MIXED-USE DEVELOPMENT  
Midtown Cultural District/Boston, MA  
BOSTON CENTENNIAL PARTNERS Inc./Developers  
4<sup>TH</sup> & 5<sup>TH</sup> FLOORS

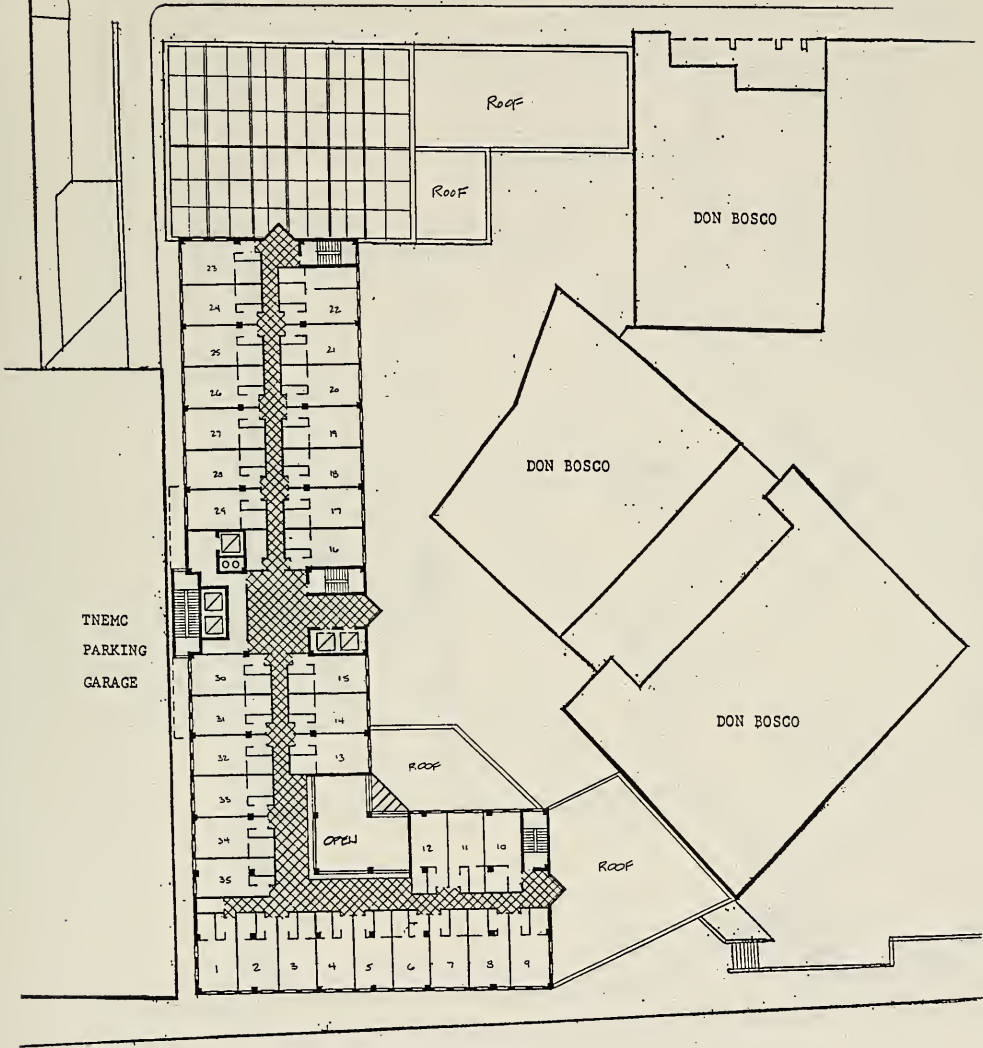
Chia-Ming Sze Architect Inc. Architects & Planners  
225 A Street / Boston, Massachusetts 02116 / (617) 451-3777

A-7





WASHINGTON STREET



TNEMC  
PARKING  
GARAGE

Roof

Roof

DON BOSCO

DON BOSCO

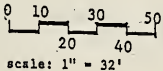
DON BOSCO

Roof

OPEN

Roof

TREMONT STREET



scale: 1" = 32'

HOTEL

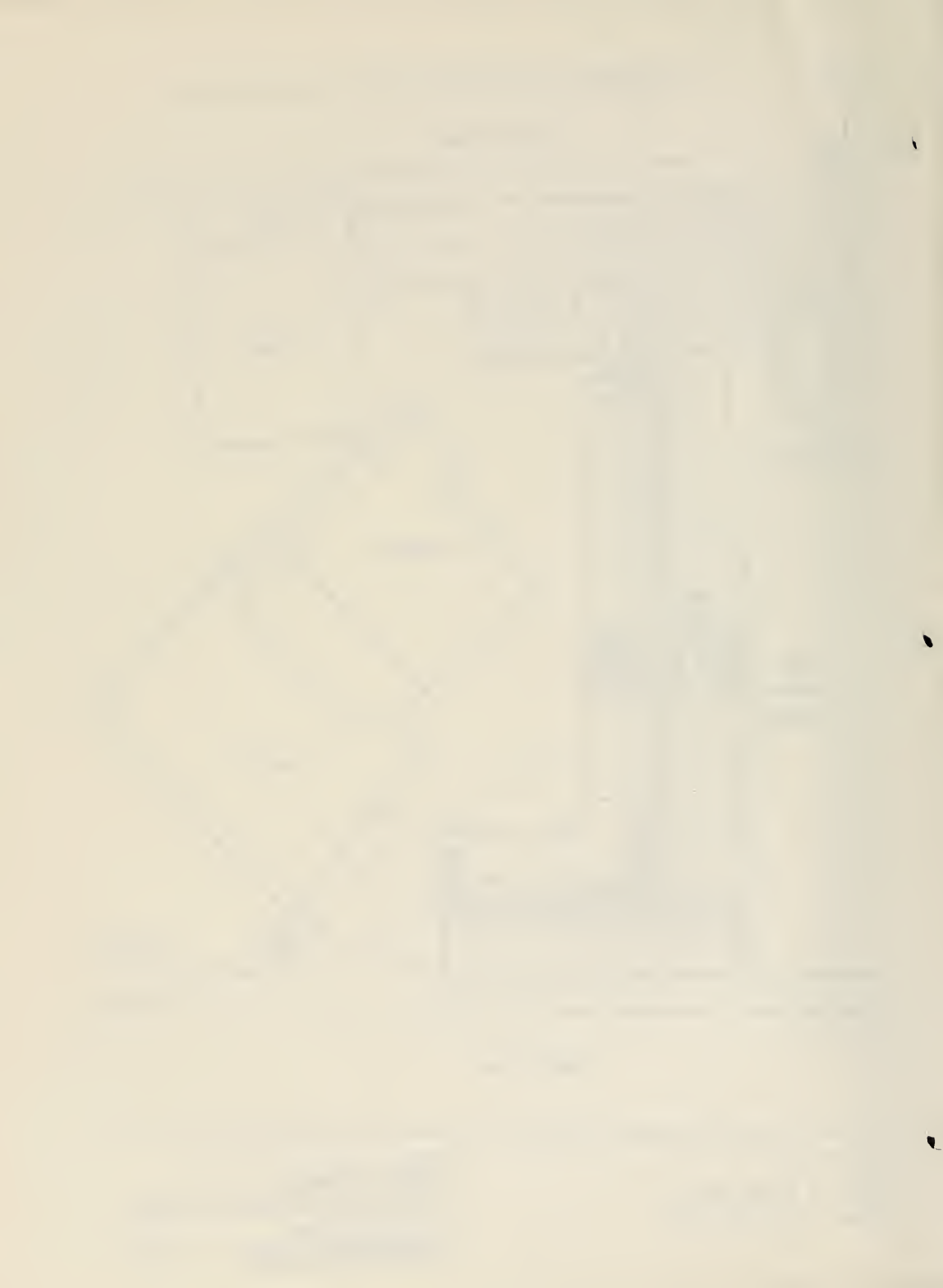
MIXED-USE DEVELOPMENT

Midtown Cultural District/Boston, MA  
BOSTON CENTENNIAL PARTNERS Inc./Developers

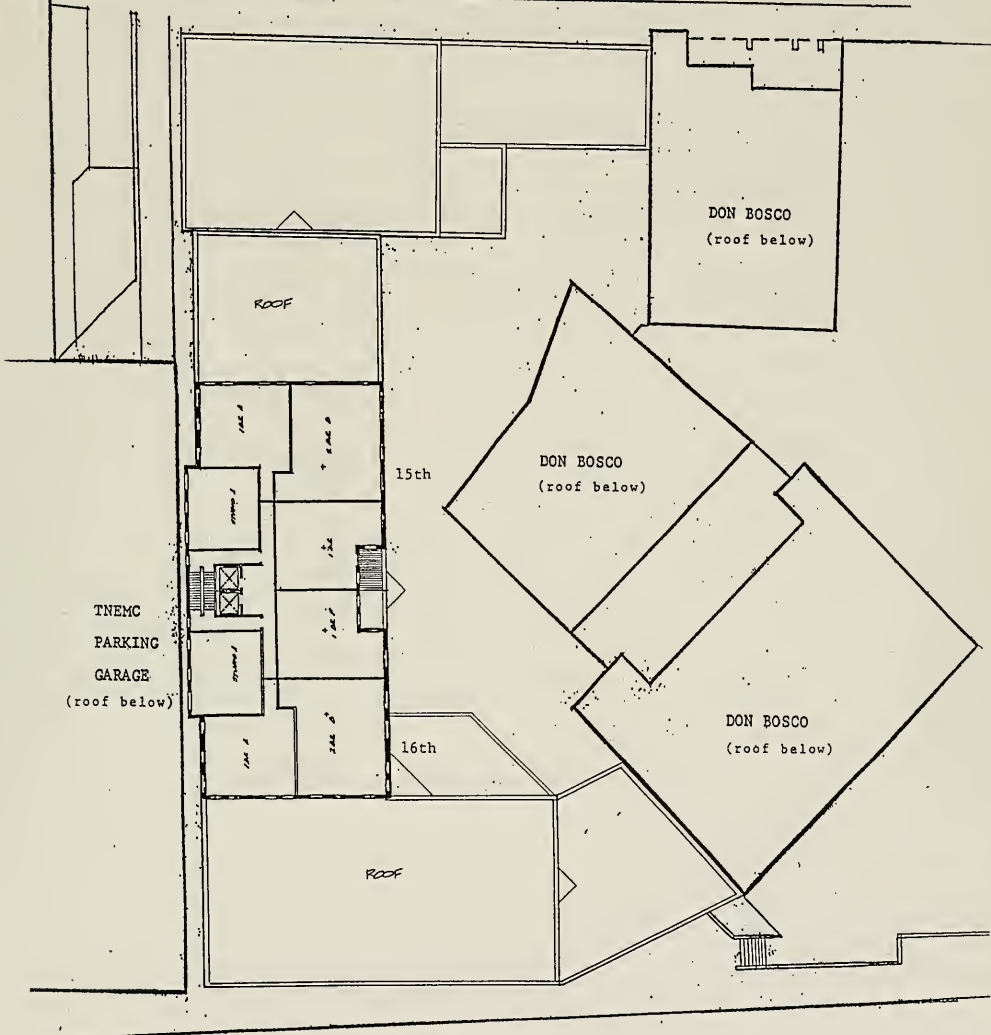
10<sup>TH</sup>, 11<sup>TH</sup>, & 12<sup>TH</sup> FLOORS

Chia-Ming Szo Architect Inc. Architects & Planners  
328 A Street / Boston, Massachusetts 02210 / (617) 451-2727

A-11



WASHINGTON STREET



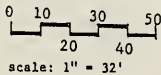
TREMONT  
PARKING  
GARAGE  
(roof below)

DON BOSCO  
(roof below)

DON BOSCO  
(roof below)

DON BOSCO  
(roof below)

TREMONT STREET



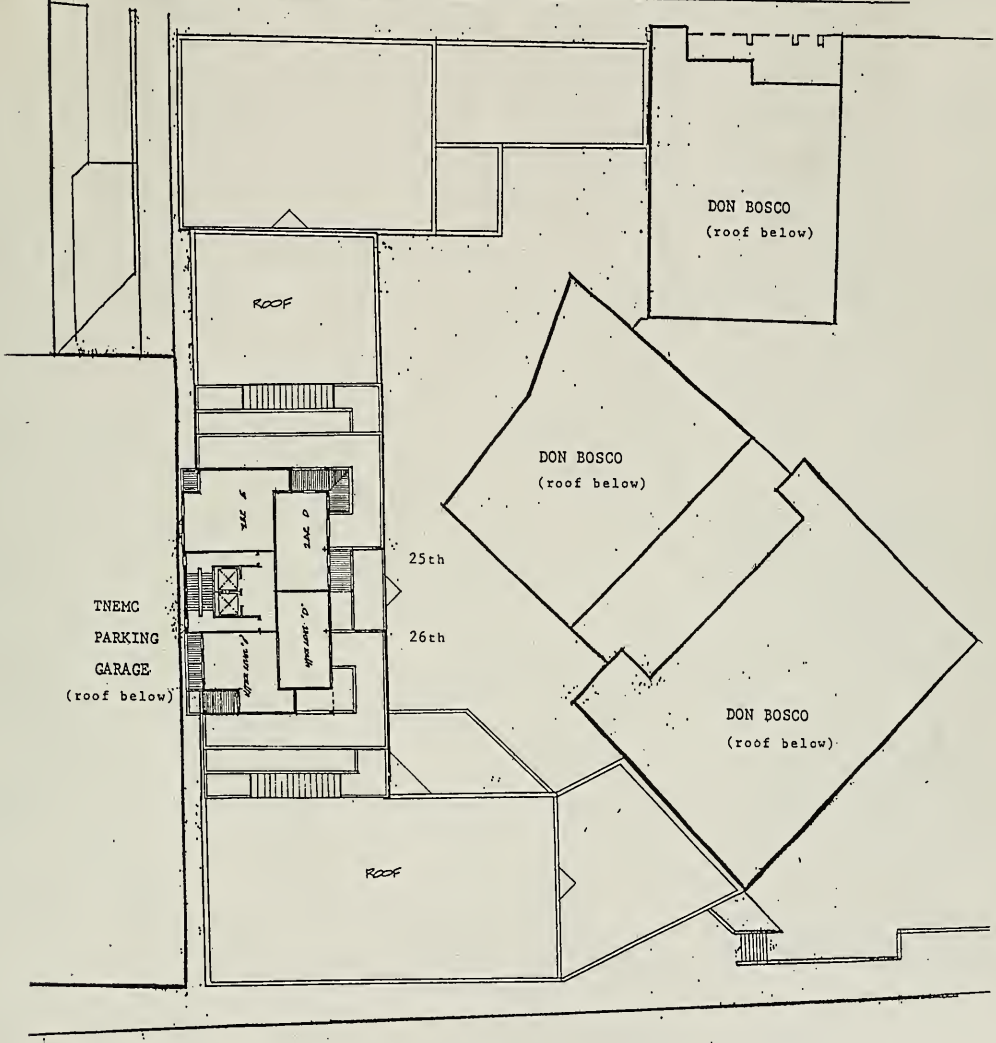
RESIDENTIAL TOWER  
MIXED-USE DEVELOPMENT  
Midtown Cultural District/Boston, MA  
BOSTON CENTENNIAL PARTNERS Inc./Developers  
15<sup>TH</sup> & 16<sup>TH</sup> FLOORS

Chia-Ming Sze Architect Inc. Architects & Planners  
324 A Street / Boston, Massachusetts 02210 / (617) 431-2727

A-13



WASHINGTON STREET



TNEMC  
PARKING  
GARAGE  
(roof below)

DON BOSCO  
(roof below)

DON BOSCO  
(roof below)

DON BOSCO  
(roof below)

TREMONT STREET



0 10 20 30 40 50  
scale: 1" = 32'

RESIDENTIAL TOWER  
MIXED-USE DEVELOPMENT  
Midtown Cultural District/Boston, MA  
BOSTON CENTENNIAL PARTNERS Inc./Developers  
25<sup>TH</sup> & 26<sup>TH</sup> FLOORS

Chia-Ming Sz Architects Inc. Architects & Planners  
326 A Street / Boston, Massachusetts 02210 / (617) 451-2727

A-16





